



201605130076

Skagit County Auditor

\$76.00

5/13/2016 Page

1 of

4 1:40PM

When recorded return to:

Dennis Johansen and Sherry Johansen
4624 Beaver Pond Drive N
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026646

CHICAGO TITLE

620026646

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lanny R. Allbaugh and Nancy G. Allbaugh, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Dennis Johansen and Sherry Johansen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 110, Plat of Eaglemont, Phase 1B, according to the plat thereof, recorded under Auditor's File
No. 200201160127, records of Skagit County, Washington.
Situate in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P118811 / 4789-000-110-0000,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 9, 2016

Lanny R. Allbaugh

Nancy G. Allbaugh

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161888
MAY 13 2016


Amount Paid \$ 7837.00
Skagit Co. Treasurer
By *MAN* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lanny R. Allbaugh and Nancy G. Allbaugh are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/10/2016


Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Aringh
My appointment expires: 8/19/18

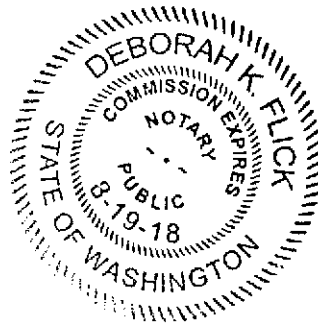


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on EAGLEMONT PHASE 1A:
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Auditor's No(s): 9310110127, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 2, 1993
Auditor's No.: 9311020145, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage and 20 feet parallel with Waugh Road
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on EAGLEMONT PHASE 1B, DIV. 1:
Recording No: 200201160127
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: January 11, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Association

AMENDED by instrument:
Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):
Recorded: December 11, 1995
Auditor's No(s): 9512110030, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

7. Easement, including the terms and conditions thereof, disclosed by instrument(s):
Recorded: May 23, 2000
Auditor's No(s): 200005230026, records of Skagit County, Washington
In favor of: Sea Van Investment Associates, a Washington general partnership
For: A non-exclusive perpetual easement for ingress, egress and utilities

8. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 2000
Auditor's No.: 200009060009, records of Skagit County, Washington
In favor of: Puget Sound Energy Inc., a Washington Corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1:

As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities.)

Easement No. 2:

A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A".

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by Eaglemont Homeowner's Association.