

When recorded return to:
Robert C Miller
8568 Siena Ct
Blaine, WA 98230



201607010093

Skagit County Auditor

\$80.00

7/1/2016 Page

1 of

8 1:37PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620027263

CHICAGO TITLE
620027263

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nagy Zakaria Mekhail and Manal Fawzy Sidhom, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Robert C Miller, an unmarried person

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

Lot 80, PLAT OF EAGLEMONT, PHASE 1B, Division 2, according to the plat thereof recorded
under Auditor's File No. 200305010087, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P120282 / 4814-000-080-0000,

Subject to:

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

Dated: June 27, 2016

Nagy Zakaria Mekhail

Manal Fawzy Sidhom

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162792
JUL 01 2016

Amount Paid \$ 1784.11

Skagit Co. Treasurer

By Deputy

STATUTORY WARRANTY DEED
(continued)

State of _____

County of _____

I certify that I know or have satisfactory evidence that Manal Fawzy Sidhom is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

State of Consulate General of the)
United States of America) SS
County of Vancouver, BC, Canada)

I certify that I know or have satisfactory evidence that Nagy Zakaria Mekhail is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: JUN 28 2016

Charles Bennett
Name: Charles Bennett
Notary Public in and for the State of _____
Residing at: Vancouver, B.C. CANADA
My appointment expires: INDEFINITE

Charles Bennett
Vice Consul
United States of America

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat:

Purpose: All necessary slopes for cuts and fills
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads
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
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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:

Recording No: 199401250031
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 2:

Recording No: 200305010087
5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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.
Recorded: January 25, 1994
Auditor's No(s): 9401250030 records of Skagit County, Washington
Executed By: Sea-Van Investments Association

AMENDED by instrument(s):
Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No(s): 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
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

EXHIBIT "A"

Exceptions (continued)

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. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 7, 2003
Auditor's No(s): 200308070005, records of Skagit County, Washington
In favor of: Comcast of Washington, IV, Inc.
For: To construct use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along said plat.
10. Assessments, if any, levied by Eaglemont Homeowners Association.
11. Assessments, if any, levied by Sea-Van Investments Association.
12. Assessments, if any, levied by City of Mount Vernon.
13. City, county or local improvement district assessments, if any.

When recorded return to:
Robert C Miller
8568 Siena Ct
Blaine, WA 98230

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620027263

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nagy Zakaria Mekhail and Manal Fawzy Sidhom, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Robert C Miller, an unmarried person

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

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under Auditor's File No. 200305010087, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P120282 / 4814-000-080-0000,

Subject to:

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

Dated: June 27, 2016

Nagy Zakaria Mekhail

Manal Fawzy Sidhom
Manal Fawzy Sidhom

STATUTORY WARRANTY DEED

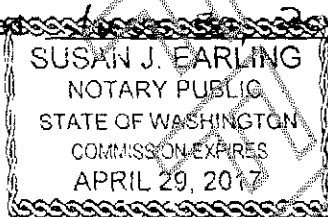
(continued)

State of WASHINGTON

County of SALMONISH

I certify that I know or have satisfactory evidence that Manal Fawzy Sidhom is the person who appeared before me, and said person acknowledged that he/~~she~~ signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument. HER

Dated: March 29, 2016



Susan J Earling
Name: SUSAN J EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4-29-17

State of _____

County of _____

I certify that I know or have satisfactory evidence that Nagy Zakaria Mekhail is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

Purpose: All necessary slopes for cuts and fills
Affects: Any portions of said Land which abut upon streets, avenues, alleys, and roads

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

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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:

Recording No: 199401250031

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 2:

Recording No: 200305010087

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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,
Recorded: January 25, 1994
Auditor's No(s): 9401250030 records of Skagit County, Washington
Executed By: Sea-Van Investments Association

AMENDED by instrument(s):

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No(s): 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

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

EXHIBIT "A"

Exceptions (continued)

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:

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In favor of: Comcast of Washington, IV, Inc.
For: To construct use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along said plat.
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11. Assessments, if any, levied by Sea-Van Investments Association.
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13. City, county or local improvement district assessments, if any.