

When recorded return to:

Joseph O'neil
5046 Aerie Lane
Sedro Woolley, WA 98284



201607150156

Skagit County Auditor

\$77.00

7/15/2016 Page

1 of

5 3:35PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027873

CHICAGO TITLE

020027873

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erik H. Greene and Erin M. Greene, 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 Joseph O'neil, an unmarried person

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

Lot 40, EAGLE VALLEY P.U.D., according to the plat thereof, recorded in Volume 15 of Plats,
pages 181 through 183, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 15 2016

Amount Paid \$ 3120.00

Skagit Co. Treasurer

By M6

Deputy



Tax Parcel Number(s): P106933 / 4632-000-040-0009

Subject to:

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

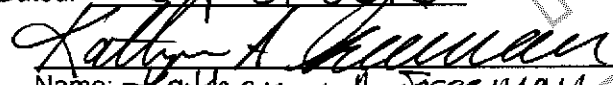
STATUTORY WARRANTY DEED
(continued)

Dated: July 7, 2016


Erik H. Greene

Erin M. Greene

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Erik H. Greene and Erin M. Greene 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: July 8, 2016

Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 19, 1956
Auditor's No.: 541748, records of Skagit County, Washington
In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation
For: Construct, maintain, etc. a pipeline
Affects: A 75-foot strip of land, the exact location of which is not disclosed on the record

2. Easement delineated on the face of Short Plat No. 12-88, approved December 15, 1988, and recorded December 21, 1988, in Volume 8 of Short Plats, pages 99 and 100, under Auditor's File No. 8812210004, records of Skagit County, Washington; being a portion of Government Lots 1 and 2 and the East Half of the Northwest Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;
For: Road and utilities
Affects: A 60-foot strip lying in Featherlane as shown on said plat

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 12, 1973
Auditor's No(s).: 793250, records of Skagit County, Washington
In favor of: United States of America
For: Road purposes
Affects: A 20-foot strip of land

Note: Exact location and extent of easement is undisclosed of record.

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 SHORT PLAT NO. 12-88:

Recording No: 8812210004

5. 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 EAGLE VALLEY P.U.D.
:

EXHIBIT "A"

Exceptions (continued)

Recording No: 9407210001

6. Covenants, conditions, and restrictions contained in instrument, 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: August 8, 1990

Auditor's No.: 9008080053, records of Skagit County, Washington

Executed By: Coastline Properties, Inc.

As Follows: The Grantor(s) agree(s) and covenant(s) that said grantor(s), his (her) (their) heirs, successors, and assigns will not construct, maintain, or suffer to be constructed or maintained upon the said land of the grantor(s) and within 100 feet of the well herein described, so long as the same is operated to furnish water for public consumption, any potential source of contamination, such as cesspools, sewers, privies, septic tanks, drainfields, manure piles, garbage of any kind or description, barns, chicken houses, rabbit hutches, pigpens, or other enclosed structures for the keeping or maintenance of fowls or animals, or storage of liquid or dry chemicals, herbicides, or insecticides.

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: July 21, 1994

Auditor's No(s): 9407210002, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry

AMENDED by instrument(s):

Recorded: November 14, 1997

Auditor's No(s): 9711140045, records of Skagit County, Washington

8. Covenants, conditions, and restrictions contained in instrument, 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: July 28, 1994

Auditor's No.: 9407280080, records of Skagit County, Washington

Executed By: Patti Hein, as her separate property, and Jerry E. Hein and Patricia C. Hein, husband and Patti Jo Hein, as personal representative of the estate of Rudolph Hein a/k/a Rudy Hein deceased under County Cause No. 92 4 00095 4

As Follows: Grantor reserves any right, title, and interest to overages or refund deposits from Puget Power for future family residences utilizing permanent electric service within the first five years. Grantee agrees to keep grantor informed of each new hook-up

EXHIBIT "A"

Exceptions (continued)

which is completed within the property herein described
Affects: Said premises and other property

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: July 21, 1994
Auditor's No(s).: 9407210002, records of Skagit County, Washington
Imposed By: Kendall D Gentry and Nancy F. Gentry
10. Agreement, including the terms and conditions thereof, entered into;
By: Northwest Pipeline Corporation
And Between: Lot Owners Association of Eagle Valley Planned Unit Development
Recorded: July 2, 2002
Auditor's No.: 200207020126, records of Skagit County, Washington
Providing: Memorandum of Timber Sale Agreement
Affects: Tracts A, B, C, D and E
11. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: July 2, 2002
Auditor's No(s).: 200207020127, records of Skagit County, Washington
In favor of: Northwest Pipeline Corporation
For: Right-of-way and easement
Affects: Tracts A, B, C, D and E
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Kennart Estates Water System.
14. Assessments, if any, levied by Lot Owners of Eagle Valley P.U.D.