

**When recorded return to:**

Gregory Maxwell and Colleen Maxwell  
1201 Alpine View Drive  
Mount Vernon, WA 98274



201612160150

Skagit County Auditor

\$77.00

12/16/2016 Page

1 of

5 1:33PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029451

**CHICAGO TITLE**

5/77

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard A. Morris and Donna J. Morris, 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 Gregory Maxwell and Colleen Maxwell, husband and wife

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

Lot 34, EAGLEMONT PHASE 1A, according to the plat thereof recorded in Volume 15 of Plats, page 130 through 146, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P104301 / 4621-000-034-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20165677  
DEC 16 2016

Amount Paid \$ 7479.22  
Skagit Co. Treasurer  
By *ham* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

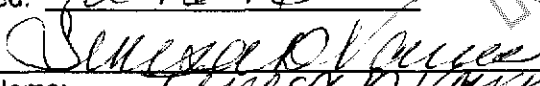
Dated: December 2, 2016

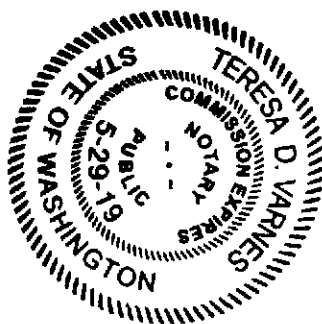
  
Richard A. Morris

  
Donna J. Morris

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Richard A. Morris and Donna J. Morris 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: 12-16-16  
  
Name: Teresa D. Varner  
Notary Public in and for the State of WA  
Residing at: 10000 1st St SE  
My appointment expires: 5/29/19



**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 PLAT OF EAGLEMONT PHASE 1A:

Recording No: 9401250031

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, 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:**

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000  
Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

## EXHIBIT "A"

### Exceptions (continued)

5. 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

6. Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Auditor's File No. 9212100080, records of Skagit County, Washington, as follows:

across. (To be A. Road easement for ingress, egress, and utilities over, under and dedicated to the city in the future.)

access of public B. Parcel A is subject to easements for construction, maintenance and and private utilities. (To be dedicated in the future.)

Southwest C. Proposed access to the West Half of the Northeast Quarter of the Quarter. Exact location will be determined at a future date.

7. Covenants, conditions, and restrictions contained in instrument(s), 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: December 20, 1995

Auditor's No(s): 9512200068, records of Skagit County, Washington

Executed By: Sea-Van Investments, Assoc.

As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee.

8. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Recorded: February 6, 1942

Auditor's No.: 349044, records of Skagit County, Washington

Executed By: English Lumber Company

As Follows: Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided

## EXHIBIT "A"

### Exceptions (continued)

however, that the grantor, its successors or assigns shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

9. Reservations contained in deed:

Recording Date: September 19, 2003  
Recording No.: 200309190263  
Regarding: Skagit County Right to Farm Ordinance

10. Development Agreement to Eaglemont Gold Course Community Master Plan

Recording Date: June 2, 2010  
Recording No.: 201006020039

11. City, county or local improvement district assessments, if any.

12. Assessments, if any, levied by City of Mount Vernon.

13. Assessments, if any, levied by Eaglemont Homeowner's Association.