



201705020043

Skagit County Auditor

\$77.00

5/2/2017 Page

1 of

5 1:59PM

When recorded return to:  
Sanjay Chakravarty  
3919 Montgomery Court  
Mount Vernon, WA 98274

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113361

### Statutory Warranty Deed

113361

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Sea-Van, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sanjay Chakravarty, a married man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 1, Eaglemont Phase 1A

Tax Parcel Number(s): P104268, 4621-000-001-0000

Lot 1, "EAGLEMONT PHASE 1A" as per plat recorded in Volume 15 of Plats, page 130 through 146, inclusive records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 4-25-17

Sea-Van LLC

*[Signature]*  
By: Ngie-Kiang Tiong, Authorized Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20171865  
MAY 02 2017

Amount Paid \$ 2586.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Ngie-Kiang Tiong is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent of Sea-Van LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 25th April, 2017 *[Signature]*

Notary Public in and for the State of \_\_\_\_\_  
Residing at SIBU, SARAWAK, MALAYSIA  
My appointment expires: 19th October, 2017

JULIE PAO CHONG YEW  
Advocate & Solicitor  
Notary Public  
53-55 (1<sup>st</sup> Flr) Jln Tuanku Osman,  
Sibu, Sarawak, Malaysia

Exhibit A

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Executed by: James E. Moore and Myrtle Moore, his wife  
Recorded: February 4, 1942  
Auditor's No: 348986  
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

**B. RESERVATIONS CONTAINED IN DEED**

Executed by: Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz  
Recorded: October 22, 1918  
Auditor's No: 128138  
As Follows:

Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Southwest 1/4 of Section 27, Township 34 North, Range 4 East, W.M.

**C. RESERVATIONS CONTAINED IN DEED**

Executed by: Atlas Lumber Company  
Recorded: April 18, 1914  
Auditor's No: 102029  
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all charges substantial by reason of such entry.

Affects Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M., and other property.

**D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY, RECORDED UNDER AUDITOR'S FILE NO. 9211250027:**

Purpose: Sanitary sewer, access and utility  
Affects: Various strips as delineated on the face of said Survey

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: August 8, 1993  
Recorded: August 25, 1993  
Auditor's No: 9308250085  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later date by a document with a more specific easement description based on an as built Survey furnished by Grantor at no cost to Grantee.)

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Dated: September 28, 1993  
Recorded: October 11, 1993  
Auditor's No: 9310110127  
Purpose: Natural gas pipeline or pipelines  
Area Affected: 10 feet in width per mutual agreement

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Dated: August 8, 1993  
Recorded: November 2, 1993  
Auditor's No: 9311020145  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under

Area Affected:

Easement No. 1: All streets, road rights-of-way, green belts, open spaces and utility easements as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width, across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above described property.

H. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 11, 1994  
Recorded: January 25, 1994  
Auditor's No: 9401250030  
Executed by: Sea-Van Investments Associates, a Washington General Partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: December 11, 1995  
Recorded: December 11, 1995  
Auditor's No: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 13, 1996  
Recorded: March 18, 1996  
Auditor's No: 9603180110

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 31, 2000  
Recorded: February 1, 2000  
Auditor's No: 200002010099

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Eaglemont, Phase 1A  
Recorded: January 25, 1994  
Auditor's No: 9401250031

J. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

K. Any tax, fee, assessments or charges as may be levied by Eaglemont Homeowners Association.

L. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By:	Sea-Van Investment Associates
Recorded:	April 30, 1997
Auditor's No.:	9704300139
As Follows:	Reserving unto Sea-Van the right of ingress, egress and utilities over that portion of the Northeast ¼ of Section 27

M. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT TO MASTER PLAN:

Recorded:	June 2, 2010
Auditor's No.:	201006020039