

When recorded return to:
Peter V. Gatto and Kristin Gatto
1409 Northview Court
Mount Vernon, WA 98273



201708100039

Skagit County Auditor \$79.00
8/10/2017 Page 1 of 6 1:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

020031271

Escrow No.: 620031271

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jackie D. Motl and Sharon R. Motl, 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 Peter V. Gatto and Kristin Gatto, a married couple

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

Lot 79, "Plat of Eaglemont, Phase 1B, Division 2," as per plat recorded on May 1, 2003 under Auditor's File No. 200305010087, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P120281/ 4814-000-079-0000

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: July 27, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

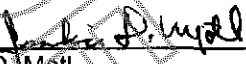
20173121

AUG 10 2017


Amount Paid \$ 7,480.11
Skagit Co. Treasurer

By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)



Jackie D. Mott



Sharon R. Mott

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Sagit

I certify that I know or have satisfactory evidence that
Jackie D. Motl and Sharon R. Motl
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 7, 2017

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

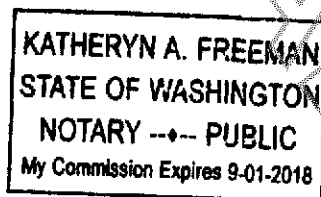


EXHIBIT "A"
Exceptions

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

EXHIBIT "A"

Exceptions (continued)

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
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

EXHIBIT "A"

Exceptions
(continued)

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.