

**When recorded return to:**

The Sue Lynne Freeman Testamentary Trust u/w/d  
4/4/2013  
1308 Eagle Ridge Drive Unit 2  
Mount Vernon, WA 98274



201712180101

Skagit County Auditor \$79.00  
12/18/2017 Page 1 of 6 11:33AM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033065

**CHICAGO TITLE**  
**620033065**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Connie Palmer, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John S Freeman, Trustee of The Sue Lynne Freeman Testamentary Trust u/w/d 4/4/2013

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

Unit 2, Eagle Ridge Fairway Villa, a condominium, recorded on November 5, 2002, under Auditor's File No. 200211050117, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P119664 / 4804-000-002-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20175840  
DEC 18 2017

Amount Paid \$ 6591.<sup>00</sup>  
Skagit Co. Treasurer  
By *neam* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: December 11, 2017

Connie Palmer  
Connie Palmer

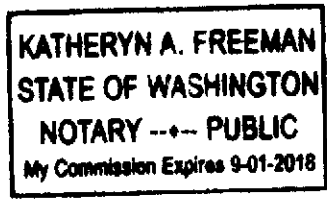
State of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that  
Connie Palmer

(s) 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: December 15, 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. 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: 9401250031

2. 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 1C:

Recording No: 200002010036

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 Eagle Ridge Fairway Villa :

Recording No: 200211050117

4. 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.

5. 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

## EXHIBIT "A"

### Exceptions (continued)

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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: 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
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 5, 2002  
Auditor's No(s): 200211050117, records of Skagit County, Washington  
Imposed By: Homestead NW Dev. Co.
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 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. Agreement, including the terms and conditions thereof; entered into;  
By: Sea-Van Associates, Inc.  
And Between: David G. Richardson and T. Michelle Richardson, husband and wife  
Recorded: February 22, 1996  
Auditor's No.: 9602220028, records of Skagit County, Washington  
Affects: Said premises and other property

## EXHIBIT "A"

### Exceptions (continued)

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 5, 2002  
Auditor's No(s): 200211050118, records of Skagit County, Washington  
Imposed By: Eagle Ridge Fairway Villa Owners Association
- AMENDED by instrument(s):  
Recorded: October 29, 2003, October 31, 2003 and August 21, 2013  
Auditor's No(s): 200310290088, 200310310103 and 201308210054, records of Skagit County, Washington
11. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1  
And Between: Homestead Northwest Dev.Co.  
Recorded: October 29, 2003  
Auditor's No.: 200310290087, records of Skagit County, Washington  
Providing: Water Service
12. Covenants, conditions, assesments and restrictions contained in declaration(s) of restriction, 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: November 5, 2002  
Auditor's No(s): 200211050118, records of Skagit County, Washington  
Executed By: Homestead Northwest Dev. Co.
- AMENDED by instrument(s):  
Recorded: October 29, 2003, October 31, 2003 and August 21, 2013  
Auditor's No(s): 200310290088, 200310310103 and 201308210054, records of Skagit County, Washington
13. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 19, 2002  
Auditor's No(s): 200211190015, records of Skagit County, Washington  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Construction and maintenance of a pipe or pipes, line or lines or related facilities, along with necessary appurtenances  
Affects: A portion of said plat
14. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 22, 2002  
Auditor's No(s): 200207220176, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

**EXHIBIT "A"**

Exceptions  
(continued)

15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.
17. Assessments, if any, levied by Eagle Ridge Fairway Villa Owners Association.