

When recorded return to:
Edward J. Castleberry
4823 Beaver Pond Drive South
Mount Vernon, WA 98274



Skagit County Auditor **\$78.00**
1/4/2018 Page 1 of 5 3:22PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031194

CHICAGO TITLE
620031194

STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Edward J. Castleberry, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 179, PLAT OF EAGLEMONT PHASE 1B, DIVISION NO. 4, according to the Plat thereof recorded August 8, 2005 under Auditor's File No. 200508080162, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123111 / 4866-000-179-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201805
JAN 04 2018

Amount Paid \$ 9636.58
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 2, 2018

BYK Construction, Inc.

BY: _____

Paul Woodmansee
Member

BY: _____

Tim Woodmansee
Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul & Tim Woodmansee is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as member/owner of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-3-18

Kelly K. Miller
Name: Kelly K. Miller
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 9-9-2020

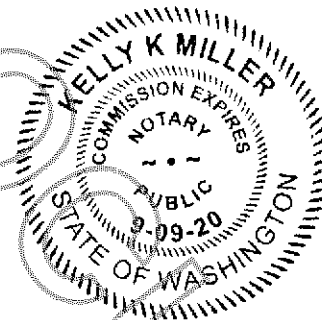


EXHIBIT "A"
Exceptions

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 Eaglemont Phase 1B, Division 4:

Recording No: 200508080162

2. Reservations contained in deed;

Executed by: James E. Moore and Myrtle Moore, his wife
Recording Date: February 4, 1942
Recording No.: 348986

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

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

3. Reservations contained in Deed;

Executed by: Marie Fleitz Dwyer; et al
Recording Date: October 22, 1918
Recording No.: 128138

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 quarter of Section 27, Township 34 North, Range 4 East, W.M.

4. Reservations contained in deed;

Executed by: Atlas Lumber Company
Recording Date: April 18, 1914
Recording No.: 102029

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 changes substantial by reason of such entry.

EXHIBIT "A"

Exceptions (continued)

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

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 25, 1993
Recording No.: 9308250085

6. 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.

7. 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

8. 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: Installation and Maintenance of Cable

9. 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

EXHIBIT "A"

Exceptions (continued)

Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

10. 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
11. Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Auditor's File No. 9212100050, records of Skagit County, Washington.
12. 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: January 5, 1999
Auditor's No(s): 9901050007, records of Skagit County, Washington
Executed By: Seavan Investments
As Follows: Grantees herein acknowledge that in the event construction shall not commence as required during the times stated in the CC & R's. The Grantor herein shall have the right to repurchase the subject property for a cash price equal to the selling price agreed herein, which shall be exercised by the Grantor, at Grantors sole discretion, during a sixty (60) calendar day period beginning the day after the fourth anniversary of the closing of this transaction, provided however, that the Grantors option to repurchase shall be null and void if Grantee fully complies with all terms of the purchase and sale agreement.
13. Skagit County Right-to-Manage Natural Resource Lands Disclosure

Recording Date: April 15, 2015
Recording No.: 201504150063
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.
16. Assessments, if any, levied by Eaglemont Home Owner's Association.
17. Assessments, if any, levied by Sea Van Investments Association.