

When recorded return to:
Michael Woodmansee
4701 Beaver Pond Drive N
Mount Vernon, WA 98274



201802070032

Skagit County Auditor

\$78.00

2/7/2018 Page

1 of

5 11:47AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032486

CHICAGO TITLE
620032486

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark A. Bundy and Debra A. Bundy, 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 Michael Woodmansee, an unmarried man

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

Lot 77, PLAT OF EAGLEMONT, PHASE 1B, Division 2, according to the plat thereof recorded under Auditor's File No. 200305010087, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P120279 / 4814-000-077-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 476
FEB - 7 2018

Amount Paid \$ 8193.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 23, 2018

Mark A. Bundy
Mark A. Bundy

Debra A. Bundy
Debra A. Bundy

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Mark A. Bundy and Debra A. Bundy 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: January 31, 2018

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arundelton
My appointment expires: 06/29/2019

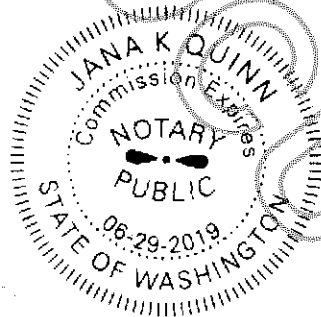


EXHIBIT "A"
Exceptions

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 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 1A:

Recording No: 199401250031

4. 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 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

EXHIBIT "A"

Exceptions (continued)

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

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".

EXHIBIT "A"

Exceptions (continued)

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
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by Eaglemont Homeowners Association.
13. Assessments, if any, levied by Sea-Van Investments Association.