

When recorded return to:  
Barbara B. Carson  
4320 Landmark Drive  
Mount Vernon, WA 98274



Skagit County Auditor \$78.00  
3/19/2018 Page 1 of 5 11:36AM

Filed for record at the request of:



425 Commercial St  
Mount Vernon, WA 98273

CHICAGO TITLE  
020033625

Escrow No.: 620033625

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carl F. Moore and Linda M. Moore, 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 Barbara B. Carson, an unmarried woman

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 22, Plat of Eaglemont Phase 1A, as per plat recorded in Volume 15 of plats, pages 130  
through 146, inclusive, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P104289 / 4621-000-022-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 1067  
MAR 19 2018  
Amount Paid \$6,491.50  
Skagit Co. Treasurer  
By *M. Kim* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: March 5, 2018

Carl Moore by Deidre Stroosma, his attorney in fact  
Carl Moore by Deidre Stroosma, his attorney in fact

Linda Moore by Deidre Stroosma, her attorney in fact  
Linda Moore by Deidre Stroosma, her attorney in fact

State of Washington  
Skagit County of Skagit

I certify that I know or have satisfactory evidence that Deidre Stroosma

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Power of Attorney of Carl F. Moore and Linda M. Moore to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 7, 2018

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

**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 PLAT OF EAGLEMONT PHASE 1A:

Recording No: 9401250031

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

Note: Exact location and extent of easement is undisclosed of record.

3. 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

4. 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  
Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

**EXHIBIT "A"**

Exceptions  
(continued)

5. 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
6. Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Auditor's File No. 9212100080, records of Skagit County, Washington, as follows:
- A. Road easement for ingress, egress, and utilities over, under and across. (To be dedicated to the city in the future.)
  - B. Parcel A is subject to easements for construction, maintenance and access of public and private utilities. (To be dedicated in the future.)
  - C. Proposed access to the West Half of the Northeast Quarter of the Southwest Quarter. Exact location will be determined at a future date.
7. 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.
8. Development Agreement to Eaglemont Gold Course Community Master Plan  
Recording Date: June 2, 2010  
Recording No.: 201006020039
9. City, county or local improvement district assessments, if any.

**EXHIBIT "A"**

Exceptions  
(continued)

10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by Eaglemont Homeowner's Association.