



201803230122

Skagit County Auditor \$79.00
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201712180101

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

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

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, 50% undivided interest and John S. Freeman, an unmarried man, 50% undivided interest.

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

*Rerecorded to correct vesting and add percentages of ownership.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175840
DEC 18 2017
Amount Paid \$ 6591.⁰⁰
Skagit Co. Treasurer
By *MEM* Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181137
MAR 23 2018

Amount Paid \$ *0*
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 11, 2017

Connie Palmer
Connie Palmer

State of Washington
County of Skagit

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 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

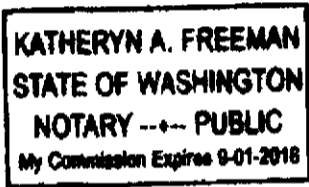


EXHIBIT "A"
Exceptions

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): 200211059117, 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, assessments 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.

STATE OF WASHINGTON } 96
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby
certify that the foregoing instrument is a true and correct copy
of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of

my office the 21 day of March 2008

[Signature]
Auditor

by [Signature]
Deputy