

When recorded return to:
Brice Allen Beck and Colleen Michelle Beck
2510 San Miguel Dr
Walnut Creek, CA 94596



201804020056

Skagit County Auditor \$79.00
4/2/2018 Page 1 of 6 11:40AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032257

CHICAGO TITLE
620032257

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marc S. Weiss and Catherine J. Weiss, 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 Brice Allen Beck and Colleen Michelle Beck, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 171, "PLAT OF EAGLEMONT PHASE 1B, DIVISION NOS. 5 AND 6", according to the plat
thereof recorded January 10, 2006 under Auditor's File No. 200601100170, Skagit county,
Washington.

Situate in Skagit County, State of Washington.

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

Tax Parcel Number(s): P124080 / 4883-000-171-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181287
APR 02 2018

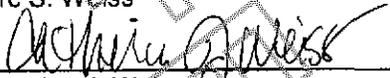
Amount Paid \$2176.60
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 26, 2018



Marc S. Weiss



Catherine J. Weiss

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Marc S. Weiss and Catherine J. Weiss 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: March 28, 2018



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

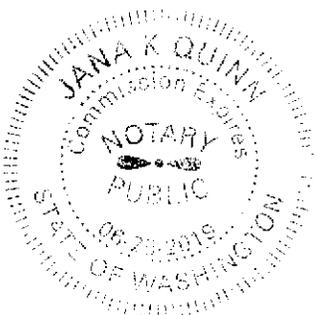


EXHIBIT "A"
Exceptions

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 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. 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

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

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)

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. 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
8. 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.
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Comcast of Washington IV
Purpose: Installation and Maintenance of Cable
Recording Date: August 7, 2003
Recording No.: 200308070005

EXHIBIT "A"

Exceptions (continued)

10. 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
11. 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 4, 1942
Auditor's No.: 348986, records of Skagit County, Washington
Executed By: James E. Moore and Myrtle Moore, his wife
Affects: Northeast Quarter of the Southwest Quarter, EXCEPT the Northwest Quarter thereof, all in Section 27, Township 34 North, Range 4 East of the Willamette Meridian
As Follows: Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same
12. 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: October 22, 1916
Auditor's No.: 128138, records of Skagit County, Washington
Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz
Affects: Southwest Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian
As Follows: Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same
13. 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;

EXHIBIT "A"

**Exceptions
(continued)**

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: April 18, 1914

Auditor's No.: 102029, records of Skagit County, Washington

Executed By: Atlas Lumber Company

Affects: Southeast Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian and other property

As Follows: 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.

14. Easement delineated on the face of said survey recorded November 25, 1992, under Auditor's File No. 9211250027, records of Skagit County, Washington;
For: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of said survey

15. 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 1B, DIVISIONS 5 AND 6:

Recording No: 200601100170

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

Granted to: Puget Sound Power and Light
Purpose: Electric Transmission and/or Distribution System
Recording Date: August 25, 1993
Recording No.: 9308250085

17. City, county or local improvement district assessments, if any.
18. Assessments, if any, levied by City of Mount Vernon.
19. Assessments, if any, levied by Eaglemont Homeowner's Association.
20. Assessments, if any, levied by Sea-Van Investments Association.