

When recorded return to:  
Carol Lee Scheffler  
4707 Parkview Lane  
Mount Vernon, WA 98274



**201808130101**

08/13/2018 11:22 AM Pages: 1 of 6 Fees: \$104.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620035407

**CHICAGO TITLE**  
**020035407**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Morris H. Pixley and Lenora E. Pixley, Trustees of the Morris H. Pixley and Lenora E. Pixley Living Trust Dated May 15, 2007

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Carol Lee Scheffler, an unmarried person

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

Lot 137, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 3, according to the Plat thereof recorded October 25, 2004, under Auditor's File NO. 200410250250, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183552

AUG 13 2018

Tax Parcel Number(s): P122239 / 4844-000-137-0000,

Subject to:

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

Amount Paid \$10,507.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 1, 2018

Morris H. Pixley and Lenora E. Pixley, Trustees of the Morris H. Pixley and Lenora E. Pixley Living Trust Dated May 15, 2007

BY: Morris H. Pixley Trustee  
Morris H. Pixley  
Trustee


BY: Lenora E. Pixley, Trustee  
Lenora E. Pixley  
Trustee

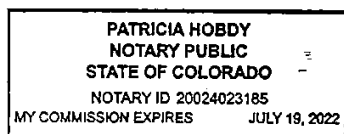
State of Colorado  
County of El Paso

I certify that I know or have satisfactory evidence that Lenora E. Pixley, Trustee

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 Trustee of Morris H. Pixley and Lenora E. Pixley Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 08-08-18

  
Name: Patricia Hobdy  
Notary Public in and for the State of Colorado  
Residing at: Colorado Springs  
My appointment expires: 07-19-22



State of WashingtonCounty of SkagitI certify that I know or have satisfactory evidence that Monis H. Pixley

is are the person(s) who appeared before me, and said person(s) acknowledged that (he) she/they signed this of instrument and acknowledged it to be (his) her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 10, 2018

Justyne P. Riehl  
Name: JUSTYNE P. RIEHL  
Notary Public in and for the State of Washington  
Residing at: Scio, WA  
My appointment expires: 12-9-21

**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, 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, Division 3:  
Recording No: 200410250250, records of Skagit County, WA
5. 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

In favor of: Comcast of Washington, IV, Inc.  
For: Installation and Maintenance of Cable

6. 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

7. 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

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. Reservation contained in deed:

**EXHIBIT "A"**

Exceptions  
(continued)

Recording Date: April 15, 2010  
Recording No.: 201004150059  
Regarding: Skagit County Right to Farm Ordinance

10. City, county or local improvement district assessments, if any.
11. Liability to future assessments, if any, levied by the City of Mount Vernon.
12. Dues, charges, and assessments, if any, levied by Eaglemont Homeowners Association
13. Dues, charges, and assessments, if any, levied by Sea Van Investments Association.