

When recorded return to:
Jean A. Prochaska
4920 New Woods Place
Mount Vernon, WA 98274



201808170057

08/17/2018 11:36 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 3628
AUG 17 2018

Amount Paid \$ 7,623.40
Skagit Co. Treasurer
By *nam* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035430

CHICAGO TITLE
620035430

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffrey D Gunerius and Shelly R Couey, Personal Representatives of the Estate of Sheila D Gunerius, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jean A. Prochaska, an unmarried person

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

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

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

Lot(s): 36 EAGLEMONT PH 1A

Tax Parcel Number(s): P104303 / 4621-000-036-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2018

The Estate of Sheila D Gunerius, deceased

BY: *J. D. Gunerius P.R.*
Jeffrey D Gunerius, Personal Representative

BY: _____
Shelly R Couey, Personal Representative

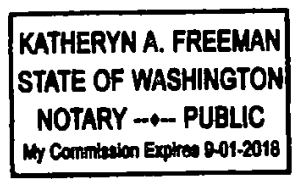
State of Washington
_____ County of Skagit _____

I certify that I know or have satisfactory evidence that Jeffrey D. Gunerius

(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 Personal Representatives of The Estate of Sheila D. Gunerius to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 13, 2018

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



STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2018

The Estate of Sheila D Gunerius, deceased

BY: _____
Jeffrey D Gunerius, Personal Representative

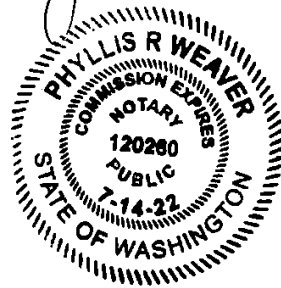
BY: Shelly R. Covey, Personal Representative
Shelly R. Covey, Personal Representative

State of WA
County of Thurston

I certify that I know or have satisfactory evidence that Shelly R. Covey

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 Personal Representatives of The Estate of Sheila D. Gunerius to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 14, 2018



Phyllis R. Weaver
Name: Phyllis R. Weaver
Notary Public in and for the State of WA
Residing at: Tumwater, WA
My appointment expires: 7-14-22

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104303 / 4621-000-036-0005

Lot 36, EAGLEMONT PHASE 1A, according to the plat thereof, recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 **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

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

EXHIBIT "B"

Exceptions
(continued)

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