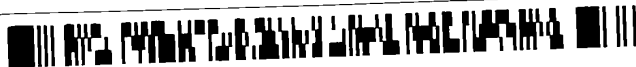


**When recorded return to:**

Lisa J. Hopkins, an unmarried person  
2415 NW 61st St  
Seattle, WA 98107



**201809060123**

09/06/2018 03:27 PM 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.: 620035574

**CHICAGO TITLE**  
**620035574**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Larry A. Ashby and Sandra J. Ashby, 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 Lisa J. Hopkins, 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): 37 EAGLEMONT PH 1A

Tax Parcel Number(s): P104304 / 4621-000-037-0006

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20183968

SEP 06 2018

Amount Paid \$

Skagit Co. Treasurer

By HB

Deputy

7926.00

**STATUTORY WARRANTY DEED**  
(continued)Dated: September 5, 2018Larry A. Ashby  
Larry A. Ashby  
Sandra J. Ashby  
Sandra J. AshbyState of Washington  
County of Skaagit

I certify that I know or have satisfactory evidence that

Larry A. Ashby and Sandra J. Ashby  
is/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: September 05, 2018Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019

**JANA K QUINN**  
**Notary Public**  
**State of Washington**  
**My Commission Expires**  
**June 29, 2019**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104304 / 4621-000-037-0006**

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Lot 37, 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. Skagit County Right-to-Manage Natural Resource Lands Disclosure
 

Recording Date: December 31, 2014  
 Recording No.: 201412310031
10. City, county or local improvement district assessments, if any.

**EXHIBIT "B"**

Exceptions  
(continued)

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