

When recorded return to:
Tod Eric Davidson and Tia Marie Davidson
1802 Bakerview Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-5166

Nov 26 2019

Amount Paid \$2052.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040712

CHICAGO TITLE

620040712

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brice Allen Beck and Colleen Michelle Beck, 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 Tod Eric Davidson and Tia Marie Davidson, 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 5 AND 6, ACCORDING TO THE PLAT
THEREOF RECORDED JANUARY 10, 2006 UNDER AUDITORS FILE NO. 200601100170,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, 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

STATUTORY WARRANTY DEED
(continued)

Dated: November 21, 2019

Brice Allen Beck
Brice Allen Beck

Colleen Michelle Beck
Colleen Michelle Beck

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brice Allen Beck and Colleen Michelle Beck 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: 11-26-19

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2020

Notary Public
State of Washington
Jennifer Brazil
Commission Expires 07/25/2020

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
Recording No.: 9310110127
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
Recording 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
Recording No.: 200308070005
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
Recording No.: 9401250030
Executed By: Sea-Van Investments Association

EXHIBIT "A"**Exceptions
(continued)**

Said document was amended by the following:

Recorded: December 11, 1995
Recording No.: 9512110030

Recorded: March 18, 1996
Recording No.: 9603180110

Recorded: February 1, 2000
Recording No.: 200002010099

Recorded: February 1, 2000
Recording No.: 200002010100

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
Recording No.: 9401250030
Imposed By: Sea-Van Investments Association

Said document was amended on December 11, 1995 under Recording No. 9512110030.

7. 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 Survey:

Recording No: 9212100080

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
Recording No.: 9901050007
Executed By: Seavan Investments

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

Granted to: Comcast of Washington IV

EXHIBIT "A"**Exceptions
(continued)**

Purpose: Installation and Maintenance of Cable
 Recorded: August 7, 2003
 Recording No.: 200308070005

10. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed

Recording No.: 349044

No determination has been made as to the current ownership or other matters affecting said reservations.

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;

From: The State of Washington
 Recorded: February 4, 1942
 Recording No.: 348986
 Executed By: James E. Moore and Myrtle Moore, his wife

No determination has been made as to the current ownership or other matters affecting said reservations.

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;

From: The State of Washington
 Recorded: October 22, 1916
 Recording No.: 128138
 Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz

No determination has been made as to the current ownership or other matters affecting said reservations.

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;

From: The State of Washington
 Recorded: April 18, 1914
 Auditor's No.: 102029
 Executed By: Atlas Lumber Company

EXHIBIT "A"**Exceptions
(continued)**

No determination has been made as to the current ownership or other matters affecting said reservations.

14. 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 Survey:

Recording No: 9211250027

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
Recorded:	August 25, 1993
Recording No.:	9308250085

17. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

EXHIBIT "A"Exceptions
(continued)

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

18. Skagit County Right to Manage Natural Resource Lands Disclosure recorded April 2, 2018 under Recording No. 201804020055.
19. Assessments, if any, levied by City of Mount Vernon.
20. Assessments, if any, levied by Eaglemont Homeowner's Association.
21. Assessments, if any, levied by Sea-Van Investments Association.
22. City, county or local improvement district assessments, if any.