

When recorded return to:
Gary Gunnels and Marion Gunnels
1420 Eaglemont Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044330

CHICAGO TITLE
620044330

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol Ann Anderson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Gary Gunnels and Marion Gunnels, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 5, PLAT OF EAGLEMONT, PHASE 1E, ACCORDING TO THE PLAT THEREOF,
RECORDED OCTOBER 30, 2000, UNDER AUDITOR'S FILE NO. 200010300157, 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): P117424/ 4765-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3870
Sep 25 2020
Amount Paid \$8895.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 21, 2020

Carol Ann Anderson
Carol Ann Anderson

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Carol Ann Anderson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 09/23/2020

Anna Johnson
Name: Anna Johnson
Notary Public in and for the State of Washington
Residing at: Shelton, WA
My appointment expires: 04/19/2023

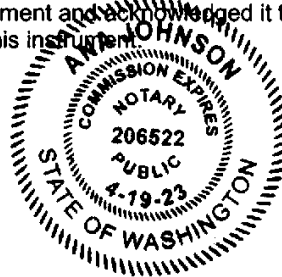


EXHIBIT "A"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: February 4, 1942
Auditor's No.: 348986, records of Skagit County, Washington
Executed By: James E. Moore and Myrtle Moore, husband and wife
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, development and working the same
2. Exceptions and reservations as contained in instrument;
Recorded: October 22, 1918
Auditor's No.: 128138, records of Skagit County, Washington
Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Loia Hartnett Fleitz
As Follows: Undivided 1/2 in all oil, gases, coal, ores, minerals, fossils, etc. and the right of entry for opening developing and working the same
3. Exceptions and reservations as contained in instrument;
Recorded: April 18, 1914
Auditor's No.: 102029, records of Skagit County, Washington
Executed By: Atlas Lumber Company
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 exercised until provision has been made for full payment of all changes substantial by reason of such entry
Affects: Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, and other property
4. Easement as delineated and/or dedicated on the face of the Survey, recorded under Auditor's File No. 9211250027, records of Skagit County, Washington;
Purpose: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of said survey
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 25, 1993
Auditor's No(s).: 9308250085, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects:

A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian. (This easement may be superseded at a later date by a document with a more

EXHIBIT "A"

Exceptions
(continued)

specific easement description based on an as built survey furnished by grantor at no cost to grantee).

6. 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
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 2, 1993
Auditor's No(s): 9311020145, records of Skagit County, Washington
In favor of: Puget Sound Power & 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 and adjacent to street frontage, and 20 feet parallel with and adjacent to Waugh Road
Road
8. 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: 199401250030
9. 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 1E:

Recording No: 200010300157

EXHIBIT "A"

**Exceptions
(continued)**

10. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 6, 2000
Auditor's No(s): 200009060009, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The Easterly 10 feet of said premises adjacent to road
11. Notes on the face of survey recorded under Auditor's File No. 9212110080, as follows:

Road easement for ingress, egress, and utilities over, under, and across. (To be dedicated to the City in the future.)

Parcel A is subject to easements for construction, maintenance, and access of public and private utilities. (To be dedicated in the access of public and private utilities). (To be dedicated in the future.)

Proposed access to the West half of the Northeast quarter of the Southwest Quarter. Exact location will be determined at a future date.
12. Agreement, including the terms and conditions thereof; entered into;
By: Sea Van Investments Associates
And Between: Sea Van investments Associates
Recorded: May 23, 2000
Auditor's No.: 200005230026, records of Skagit County, Washington
Providing: Easement
13. Exceptions and reservations as contained in instrument;
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.
14. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, 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 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED by instrument(s):

Recorded: December 11, 1995, March 18, 1996, February 1, 2000 and September 7, 2001

Auditor's No(s): 9512110030, 960318011, 200002010099 and 200109070149, records of Skagit County, Washington

15. 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
16. Reservation contained in deed

Recording Date: April 28, 2005
Recording No.: 200504280140
Regarding: Skagit County Right to Farm Ordinance
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.

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

LEGAL DESCRIPTION

Order No.: 620044330

For APN/Parcel ID(s): P117424/ 4765-000-005-0000

LOT 5, PLAT OF EAGLEMONT, PHASE 1E, ACCORDING TO THE PLAT THEREOF, RECORDED
OCTOBER 30, 2000, UNDER AUDITOR'S FILE NO. 200010300157, RECORDS OF SKAGIT
COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.