

When recorded return to:

Brice A. Beck and Colleen M. Beck
1411 Northview Ct
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4073

Oct 06 2020

Amount Paid \$11476.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

120044594

Escrow No.: 620044594

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward J. Castleberry, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brice A. Beck and Colleen M. Beck, a married couple

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

Lot 179, PLAT OF EAGLEMONT PHASE 1B, DIVISION NO. 4, according to the Plat thereof
recorded August 8, 2005 under Auditor's File No. 200508080162, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P123111/4866-000-179-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 2, 2020


Edward J. Castleberry
Rachel C. CastleberryState of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that

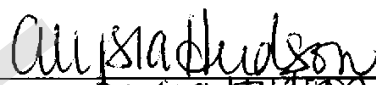
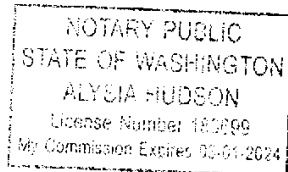
Edward J. Castleberry and Rachel C. Castleberry
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: 10.05.2020
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03-01-2024

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 1B, Division 4:

Recording No: 200508080162

2. 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

3. Reservations contained in deed;

Executed by: James E. Moore and Myrtle Moore, his wife
Recording Date: February 4, 1942
Recording No.: 348986

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossiles, etc., and the right of entry for opening and eveloping and working the same.

Affects Northeast quarter of the Southwest quarter; EXCEPT the Northwest quarter thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

4. Reservations contained in Deed;

Executed by: Marie Fleitz Dwyer; et al
Recording Date: October 22, 1918
Recording No.: 128138

Undivided 1/2 in all oil, gases, coals, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Southwest quarter of Section 27, Township 34 North, Range 4 East, W.M.

5. Reservations contained in deed;

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

Executed by: Atlas Lumber Company
 Recording Date: April 18, 1914
 Recording No.: 102029

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 be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects Southeast quarter of Section 27, Township 34 North, Range 4 East, W.M., and other property

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;
 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
8. 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
 In favor of: Comcast of Washington, IV, Inc.
 For: Installation and Maintenance of Cable
9. 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

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

Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

10. 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
11. 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.
12. Skagit County Right-to-Manage Natural Resource Lands Disclosure

 Recording Date: April 15, 2015
 Recording No.: 201504150063
13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

 Granted to: Puget Sound Power & Light Company
 Purpose: Electric transmission and/or distribution line
 Recording Date: August 25, 1993
 Recording No.: 9308250085
14. City, county or local improvement district assessments, if any.
15. Assessments, if any, levied by City of Mount Vernon.

EXHIBIT "A"

Exceptions
(continued)

16. Assessments, if any, levied by Eaglemont Home Owner's Association.
17. Assessments, if any, levied by Sea Van Investments Association.