

When recorded return to:
Barry Piacino
22404 Shady Ln.
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4406
Oct 23 2020
Amount Paid \$8539.00
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

Escrow No.: 620044119

CHICAGO TITLE
620044119

STATUTORY WARRANTY DEED

THE GRANTOR(S) Molly D. Graham, Trustee of The Molly D. Graham Trust, U/A dated 07/07/2004
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Barry Piacino, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 48, PLAT OF EAGLEMONT, PHASE IA, AS PER PLAT RECORDED IN VOLUME 15 OF
PLATS, PAGES 130 THROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER ALPINE VIEW PLACE
ESTABLISHED BY INSTRUMENT RECORDED FEBRUARY 22, 2000 UNDER AUDITOR'S FILE
NO. 200002220120.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P104315 / 4621-000-048-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 6, 2020

Molly D. Graham, Trustee of The Molly D. Graham Trust, U/A dated 07/07/2004

BY: *Molly D. Graham*
Molly D. Graham
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Molly D. Graham is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Molly D. Graham, Trustee of The Molly D. Graham Trust, U/A dated 07/07/2004 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10.08.2020
Alysa Hudson
Name: *Alysa Hudson*
Notary Public in and for the State of WA
Residing at: *Arington*
My appointment expires: *03.01.2024*

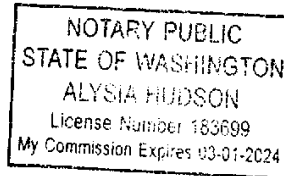


EXHIBIT "A"
Exceptions

1. 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.

2. 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: 9401250031

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Auditor's No.: 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.

4. 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

EXHIBIT "A"

Exceptions
(continued)

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

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
Auditor's No.: 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Association

AMENDED by instrument:

Recorded: December 11, 1995
Auditor's No.: 9512110030, records of Skagit County, Washington

Recorded: March 18, 1996
Auditor's No.: 9603180110, records of Skagit County, Washington

Recorded: February 1, 2000
Auditor's No.: 200002010099, records of Skagit County, Washington

Recorded: February 1, 2000
Auditor's No.: 200002010100, records of Skagit County, Washington

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
Auditor's No.: 9401250030, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):

Recorded: December 11, 1995
Auditor's No.: 9512110030, records of Skagit County, Washington

7. 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:

- across. (To be
- A. Road easement for ingress, egress, and utilities over, under and 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.)

EXHIBIT "A"
Exceptions
(continued)

- Southwest C. Proposed access to the West Half of the Northeast Quarter of the Quarter. Exact location will be determined at a future date.
8. Easement and Maintenance Agreement
- Recording Date: February 22, 2000
Recording No.: 200002220120
- Note: Affects Lot 48
9. 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."
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.