

When recorded return to:

Ronald James Lockhart and Cheryl Ruth Lockhart
4720 Beaver Pond Drive North
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5398

Dec 17 2020

Amount Paid \$9785.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045178

CHICAGO TITLE
020045178

STATUTORY WARRANTY DEED

THE GRANTOR(S) Marc S. Weiss and Catherine J. Weiss, 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 Ronald James Lockhart and Cheryl Ruth Lockhart, a married
couple

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

Lot 120, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2", as per plat recorded on May 1, 2003
under Auditor's File No. 200305010087, records of Skagit County, Washington, being in Section
27, Township 34 North, Range 4 East, W.M.,

EXCEPTING THEREFROM all that portion thereof lying Westerly of the following described line:

Beginning at the most Northerly corner common to said Lot 120 and to Lot 119, said "PLAT OF
EAGLEMONT, PHASE 1B, DIVISION 2", said point lying on the Southerly right-of-way margin of
Beaver Pond Drive North; thence South 12°36'58" East along the line common to said Lot 120 and
119, 90.84 feet to an angle point in said common line and the true point of beginning of said
described line; thence North
01°16'27" West, 91.52 feet to said Southerly right-of-way margin to Beaver Pond Drive North and
the end of said described line:

TOGETHER WITH that portion of Lot 121, said "PLAT OF EAGLEMONT, PHASE 1B, DIVISION
2", lying Northwesterly of the following described line:

Beginning at the most Westerly corner of said Lot 121; thence South 63°41'25" East along the
Southwesterly line of said Lot 121, 8.79 feet to an angle point in said Southwesterly line and the
true point of beginning of said described line; thence North 36°47'40" East, 144.05 feet to the

STATUTORY WARRANTY DEED
(continued)

Southerly right-of-way margin of Beaver Pond Drive North and the end of said described line.

Situate in the County of Skagit, State of Washington.

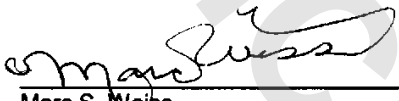
Abbreviated Legal: (Required if full legal not inserted above.)

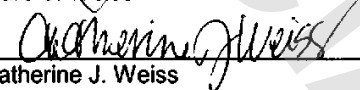
Tax Parcel Number(s): P120294 / 4814-000-120-0000

Subject to:

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

Dated: December 9, 2020

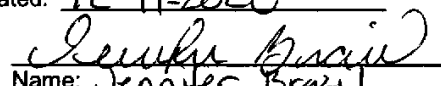


Marc S. Weiss


Catherine J. Weiss

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Marc S. Weiss and Catherine J. Weiss 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: 12-11-2020


Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: October 11, 1993
Recording No.: 9310110127
In favor of: Cascade Natural Gas Corporation
For: 10 foot right-of-way contract
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 EAGLEMONT PHASE 1A:
Recording No: 199401250031
3. 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 DIV. 2:
Recording No: 200305010087
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;
Recording Date: January 25, 1994
Recording No.: 9401250030
Executed By: Sea-Van Investments Association

AMENDED by instrument(s):
Recording No.: 9512110030
Recording No.: 9603180110
Recording No.: 200002010099
Recording No.: 200002010100

EXHIBIT "A"

Exceptions
(continued)

records of Skagit County, Washington

5. Liens and charges as set forth in the above mentioned declaration,
Payable to: Sea-Van Investments Association
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: May 23, 2000
Recording No.: 200005230026
In favor of: Sea Van Investment Associates, a Washington general partnership
For: A non-exclusive perpetual easement for ingress, egress and utilities
7. Easement, including the terms and conditions thereof, granted by instrument;
Recording Date: September 6, 2000
Recording No.: 200009060009
In favor of: Puget Sound Energy Inc., a Washington Corporation
For: Electric transmission and/or distribution line
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: August 7, 2003
Recording No.: 200308070005
In favor of: Comcast of Washington, IV, Inc.
For: Broadband communications system
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

EXHIBIT "A"

Exceptions (continued)

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. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2020
Tax Account No.:	P120294 / 4814-000-120-0000
Levy Code:	0930
Assessed Value-Land:	\$121,500.00
Assessed Value-Improvements:	\$350,600.00
General and Special Taxes:	
Billed:	\$6,122.16
Paid:	\$6,122.16
Unpaid:	\$0.00
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Eaglemont Homeowners Association.
15. Assessments, if any, levied by Sea-Van Investments Association.