

When recorded return to:

Stephen Niver and Judy Niver  
13824 N. Creek Drive  
Mill Creek, WA 98012  
GNW 21-11418

### STATUTORY WARRANTY DEED

THE GRANTOR(S) James L. Kauber and Maria L. Kauber, husband and wife, 2333 Santa Fe Drive, Virginia Beach VA 23456,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Stephen Niver and Judy Niver, a married couple

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


FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

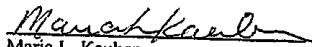
Abbreviated legal description: Property 1:  
Lot 102, PLAT OF EAGLEMONT PHASE 1B, DIVISION 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P118803

Dated: 6/12/2021

  
James L. Kauber

  
Maria L. Kauber

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2597

Jun 09 2021

Amount Paid \$10675.00

Skagit County Treasurer  
By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James L. Kauber and Maria L. Kauber is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2nd day of June, 2021

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1605 Birch Court, Mount Vernon, WA 98274  
Tax Parcel Number(s): P118803

**Property Description:**

Lot 102, "PLAT OF EAGLEMONT PHASE 1B, DIVISION 1 REPLAT OF TRACT 206 AND LOTS 69, 70 AND 71, AND A PORTION OF LOT 68 PHASE 1A", as per plat recorded on January 16, 2002 under Auditor's File No. 200201160127, records of Skagit County, Washington.

Order No.: 21-11418-TJ

Statutory Warranty Deed  
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**EXHIBIT B**

21-11418-TJ

**1. RESERVATIONS CONTAINED IN DEED**

Executed by: James E. Moore and Myrtle Moore, his wife.

Recorded: February 4, 1942

Auditor's No: 348986

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, developing and working the same.

Affects Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

2. Reservations contained in deed from the State of Washington, executed by, Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz recorded October 22, 1918 under Auditor's File No. 128138, reserving, 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 damages sustained by reason of such entry.

3. Reservations contained in deed from the State of Washington, executed by, Atlas Lumber Company, recorded April 18, 1914, under Auditor's File No. 102029, reserving 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 damages sustained by reason of such entry.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, recorded November 25, 1992 as Auditor's File No. 9211250027,

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

5. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded August 25, 1993, as Auditor's File No. 9308250085.

6. Easement, affecting a portion of subject property for the purpose of gas pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation, recorded October 11, 1993, as Auditor's File No. 9310110127.

7. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded November 2, 1993, as Auditor's File No. 9311020145.

8. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments Associates, a Washington General Partnership, dated January 11, 1994, recorded January 25, 1994, as Auditor's File No. 9401250030.

Above covenants, conditions and restrictions were amended on December 11, 1995, March 13, 1996 and January 31, 2000 and recorded December 11, 1995, March 18, 1996 and February 1, 2000, as Auditor's File No's. 9512110030, 9603180110 and 200002010099.

Statutory Warranty Deed  
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9. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

10. Agreement, affecting subject property, regarding proposed road and the terms and provisions thereof between Sea-Van Investments Assoc. and John and Sandra Thomas, dated October 15, 1991, recorded May 3, 2000, as Auditor's File No. 200005030063.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Eaglemont, Phase 1B, Division 1, recorded January 16, 2002, as Auditor's File No. 200201160127.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. AGREEMENT. AND THE TERMS AND PROVISIONS THEREOF:

Between: Sea-Van, LLC

And: City of Mount Vernon, a Washington municipal corporation

Dated: May 26, 2010

Recorded: June 2, 2010

Auditor's No.: 201006020039

Regarding: Development agreement amending master plan