

When recorded return to:

Steven J. Hill and Drusilla A. Hill
1310 Olympic Lane
Mount Vernon, WA 98274

GNW 21-11482

STATUTORY WARRANTY DEED

THE GRANTOR(S) Anthony R. Urban and Julie L. Urban, husband and wife, 66 Kawaiiani Circle, Kihei HI 96753,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Steven J. Hill and Drusilla A. Hill, 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 85, EAGLEMONT, PHASE 1B, DIVISION 4

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): P123095

Dated: 5-27-21

Anthony R. Urban
Anthony R. Urban

Julie L. Urban
Julie L. Urban

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2875

Jun 25 2021

Amount Paid \$11787.50

Skagit County Treasurer

By Josie L Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11482-TJ

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

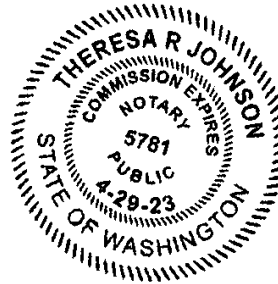
I certify that I know or have satisfactory evidence that Anthony R. Urban and Julie L. Urban are the persons who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 27th day of May, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1310 Olympic Lane, Mount Vernon, WA 98274

Tax Parcel Number(s): P123095

Property Description:

Lot 85, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4," as per plat recorded on August 8, 2005 under Auditor's File No. 200508080162, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11482-TJ

Page 3 of 5

EXHIBIT B

21-11482-TJ

1. 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.

2. 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.

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
LPB 10-05

Order No.: 21-11482-TJ

Page 4 of 5

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

10. Easement, affecting a portion of subject property for the purpose of telephone lines including terms and provisions thereof granted to G.T.E. Northwest, recorded February 28, 1994, as Auditor's File No. 9402280074.

Said easement supersedes easement recorded under Auditor's File No. 9311090007.

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 4, recorded August 8, 2005, as Auditor's File No. 200508080162.

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

13. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Lot owners of record

Dated: August 8, 2005

Recorded: August 8, 2005

Auditor's No.: 200508080161

Purpose: Private storm drainage

Area Affected: Lots 85, 86, 87, 88 and 89

14. Regulatory notice/agreement regarding Skagit County right to manage natural resource lands that may include covenants, conditions and restrictions affecting the subject property, recorded January 6, 2006 as Auditor's File No. 200601060114.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.