

When recorded return to:
Martin A. Reese and Cara Connaughton
1302 Olympic Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3885

Aug 23 2021

Amount Paid \$10497.00
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.
620048091

Escrow No.: 620048091

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Paul Shipley and Heather M. Shipley, 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 Martin A. Reese and Cara Connaughton, husband and wife

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

LOT 89, PLAT OF EAGLEMONT PHASE 1 B, DIVISION NO. 4, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 2005 UNDER AUDITOR'S FILE NO. 200508080162, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P123099 / 4866-000-089-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 17, 2021

Ryan Paul Shipley
Ryan Paul Shipley
Heather M Shipley
Heather M. Shipley

State of TexasCounty of Tarrant

I certify that I know or have satisfactory evidence that

Ryan Paul Shipley, Heather M Shipley

_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 8-18-21

Jerry Knox
Name: Jerry Knox
Notary Public in and for the State of Texas
Residing at: 2904 Cypress Lane in Glenview/Mount
My appointment expires: 02/15/24

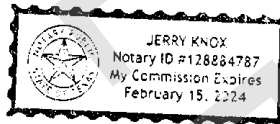


EXHIBIT "A"
Exceptions

1. 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 PLAT OF EAGLEMONT PH. 1A:
Recording No: 9401250031
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 1B, DIVISION 4:
Recording No: 200508080162
3. 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.
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
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. 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

EXHIBIT "A"

**Exceptions
(continued)**

6. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 25, 1994
Recording No.: 9401250030

7. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Sea-Van Investments Association
Recording Date: January 25, 1994
Recording No.: 9401250030

8. 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

9. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: January 5, 1999
Recording No.: 9901050007

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 Mt Vernon.
12. City, county or local improvement district assessments, if any.