

**When recorded return to:**  
Scott M. Hubbard  
4818 New Woods Place  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620049582

CHICAGO TITLE CO.  
620049582

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheri A. Lathrop, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Scott M. Hubbard, a married man as his separate estate

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

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

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

PTN LT 67 AND ALL LT 41, "PLAT OF EAGLEMONT PH 1A"

Tax Parcel Number(s): P104308 / 4621-000-041-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4611

Oct 07 2021

Amount Paid \$10586.00

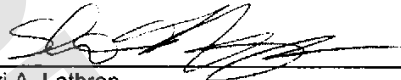
Skagit County Treasurer

By Lena Thompson Deputy

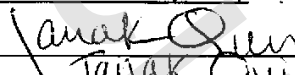
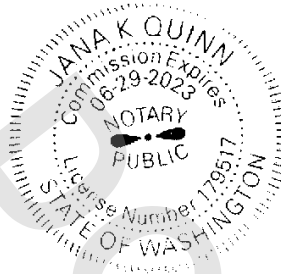
## STATUTORY WARRANTY DEED

(continued)

Dated: October 1, 2021

  
Sheri A. LathropState of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Sheri A. Lathrop is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 06 2021  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104308 / 4621-000-041-0000**

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LOT 41, "PLAT OF EAGLEMONT PHASE 1A", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON, TOGETHER WITH THAT PORTION OF LOT 67 OF SAID PLAT, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 41;  
THENCE SOUTH 1 DEGREES 15'52" WEST ON AN EXTENSION OF THE WEST LINE OF SAID LOT 41, A DISTANCE OF 19.72 FEET;  
THENCE SOUTH 89 DEGREES 37'13" EAST, A DISTANCE OF 70.01 FEET TO A POINT WHICH LIES SOUTH 1 DEGREES 15'52" WEST FROM THE SOUTHEAST CORNER OF SAID LOT 41;  
THENCE NORTH 1 DEGREES 15'52" EAST, A DISTANCE OF 19.72 FEET TO THE SOUTHEAST CORNER OF SAID LOT 41;  
THENCE NORTH 89 DEGREES 37'13" WEST ALONG THE SOUTH LINE OF LOT 41, A DISTANCE OF 70.01 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"****Exceptions**

1. 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

2. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 11, 1993

Recording 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.

3. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: November 2, 1993

Recording 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

4. 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995

Recording No.: 9512110030

**EXHIBIT "B"**

Exceptions  
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996  
Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000  
Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000  
Recording No.: 200002010100

5. 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: Eaglemont Homeowners Association  
Recording Date: January 25, 1994  
Recording No.: 9401250030

6. Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Recording No.: 9212100080, records of Skagit County, Washington, as follows:

- A. Road easement for ingress, egress, and utilities over, under and across. (To be 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.)
- C. Proposed access to the West Half of the Northeast Quarter of the Southwest Quarter. Exact location will be determined at a future date.

7. 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  
Recording 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,

**EXHIBIT "B"**Exceptions  
(continued)

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.

8. Development Agreement to Eaglemont Gold Course Community Master Plan

Recording Date: June 2, 2010  
Recording No.: 201006020039

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by Mt Vernon.

11. City, county or local improvement district assessments, if any.