

AFTER RECORDING RETURN TO:

Gregory L. Ursich  
Inslee, Best, Doezie & Ryder  
10900 NE 4<sup>th</sup> Street, Suite 1500  
Bellevue, WA 98004

CHICAGO TITLE COMPANY  
620048771

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**SPECIAL WARRANTY DEED**

Grantor(s): Eaglemont Operating Partners, USA, LLC  
Grantee(s): Beacon Hill International Ministries, Inc.  
Abbreviated Legal Description: Lot 67 of the "Plat of Eaglemont Phase 1A". V.15 of Plats, PP.130-146, Skagit County  
(Complete legal description below)  
Assessor's Tax Parcel ID#: 4621-000-067-0006

THE GRANTOR Eaglemont Operating Partners, USA, LLC, for and in consideration of ten dollars and other valuable consideration in hand paid, conveys and warrants to GRANTEE, Beacon Hill International Ministries, Inc. the following described real estate, situated in the City of Mount Vernon, County of Skagit, State of Washington:

**Tax Parcel ID(s): P104336 / 4621-000-067-0006**

Lot 67 of the "Plat of EAGLEMONT Phase 1A" as per plat recorded in Volume 15 of Plats, Pages 130-146, inclusive, records of Skagit County, Washington;

EXCEPT those portions of Lot 67 as described on the seven following described documents:

Auditor's File No. 9704300139  
Auditor's File No. 9710090071  
Auditor's File No. 9810080045  
Auditor's File No. 200303280232  
Auditor's File No. 200711060074, being a re-recording of Auditor's File No. 200601110039  
Auditor's File No. 201612200006  
Auditor's File No. 201612200007

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222122

May 23 2022

Amount Paid \$145213.38  
Skagit County Treasurer  
By Lena Thompson Deputy

TOGETHER WITH those portions of Lot 68 and Tract 202 of said plat boundary adjusted thereto as described on the four following described documents:

Auditor's File No. 9810080044  
Auditor's File No. 200303280230  
Auditor's File No. 201612200004  
Auditor's File No. 201612200005

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, across and under a portion of said plat as described on said 201612200005;

ALSO TOGETHER WITH that portion of Section 26, Township 34 North, Range 4 East, W.M. as described on document recorded as Auditor's File No. 201612200004;

ALSO TOGETHER WITH that portion of Lot 132, "Plat of Eaglemont, Phase 1B, Division 3" as per plat recorded October 26, 2004 as Auditor's File No. 200410250250, records of Skagit County, as described on document recorded as Auditor's File No. 200504220127;

TOGETHER WITH a non-exclusive "Access Easement for Utilities" over and across a portion of said Lot 132 as described on said 200504220127.

Situated in Skagit County, Washington.

Subject to easements, covenants, and mineral reservations of record, and listed on attached Exhibit "A".

This Special Warranty Deed when executed as required by law shall have the effect of:

- A conveyance in fee simple to the Grantee, the Grantee's heirs and assigns, of the property named in this Special Warranty Deed, together with all the appurtenances, rights and privileges belonging to the property;
- A covenant from the Grantor, the Grantor's heirs and personal representatives that:
  - The granted property is free from all encumbrances made by that Grantor;
  - The Grantor, the Grantor's heirs and personal representatives will forever warrant and defend the title of the property in the Grantee, the Grantee's heirs and assigns against any lawful claim and demand of the Grantor and any person claiming or to claim by, through or under the Grantor.



**EXHIBIT A TO DEED**

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  
Auditor No(s): 9310110127, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: 10-foot right-of-way contract
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 2, 1993  
Auditor 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 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;  
Recorded: January 25, 1994  
Auditor's No(s): 9401250030, records of Skagit County, Washington  
Executed by: Sea-Van Investments Association

**AMENDED by instrument:**

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000  
Auditor's No: 9512110030  
Auditor's No: 9603180110  
Auditor's No: 200002010099  
Auditor's No: 2000020100100  
, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the

terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: January 25, 1994  
Auditor No(s): 9401250030, records of Skagit County, Washington  
Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):  
Recorded: December 11, 1995  
Auditor's No(s): 9512110030, records of Skagit County, Washington

6. Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Auditor's File 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  
Auditor's 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, 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 successor 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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Utility systems  
Recording Date: February 1, 2011  
Recording No.: 201102010151

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1  
Purpose: Water pipelines and related facilities  
Recording Date: May 20, 2011  
Recording No.: 201105200068

11. Agreement regarding Water Service Contract, including the terms, covenants, and provisions thereof

Recording Date: June 16, 2011  
Recording No.: 201106160123

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sea-Van LLC  
Purpose: Ingress, egress, and utilities  
Recording Date: March 30, 2017  
Recording No.: 201703300084

13. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Eaglemont Community Homeowners Association  
Purpose: Water line and meter  
Recording Date: May 11, 2017  
Recording No.: 201705110034