

**When recorded return to:**

Christopher G. Deasy  
Christopher Homes, Inc.  
5484 Waschke Rd  
Bellingham, WA 98226

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620052578

Escrow No.: 620052578

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Deasy Group LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Christopher Homes, Inc., a Washington corporation

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.)

TRACT 5, EAGLEMONT PHASE 1A

Tax Parcel Number(s): P104272 / 4621-000-005-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223508

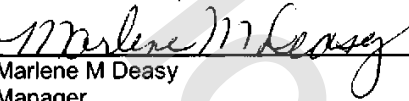
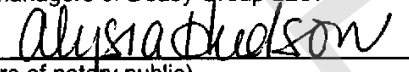
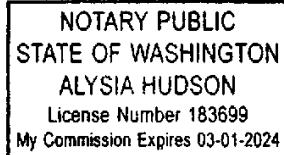
Aug 26 2022

Amount Paid \$3605.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 23, 2022

Deasy Group LLC  
A Washington Limited Liability CompanyBY:   
George D Deasy  
ManagerBY:   
Marlene M Deasy  
ManagerState of Washington  
County of SkagitThis record was acknowledged before me on 08/23/2022 by George D Deasy and Marlene M Deasy, as Managers of Deasy Group LLC.  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104272 / 4621-000-005-0004**

TRACT 5, "EAGLEMONT PHASE 1A", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,  
PAGES 130 THROUGH 146, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**

## Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Eaglemont Phase 1A:  
  
Recording No: 9401250031
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
  
In favor of: Cascade Natural Gas Corporation  
Purpose: 10 foot right-of-way contract  
Recording Date: October 11, 1993  
Recording No.: 9310110127  
Affects: Portion of said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 2, 1993  
Recording No.: 9311020145  
Affects: Portion of said premises
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  
  
Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "B"**

Exceptions  
(continued)

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

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

7. Exceptions and reservations contained in deed whereby the grantor excepts and reserves 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

Grantor: State of Washington  
Recording No.: 349044

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.

8. Development Agreement to Eaglemont Gold Course Community Master Plan

**EXHIBIT "B"**

Exceptions  
(continued)

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

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Mt Vernon.