

When recorded return to:

Jon Dale Smith and Virginia Leta Smith
1624 Unison Place
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620052579

Escrow No.: 620052579

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christopher Homes, Inc, a Washington Corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jon Dale Smith and Virginia Leta Smith, a married couple

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

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.

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

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

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223517

Aug 26 2022

Amount Paid \$15125.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 24, 2022

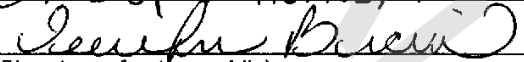
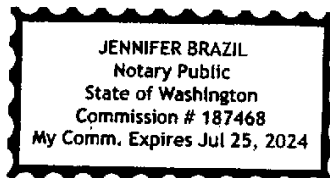
Christopher Homes, Inc
A Washington CorporationBY: Christopher G. Deasy
PresidentState of Washington
County of SkagitThis record was acknowledged before me on 8-25-2022 by
Christopher G. Deasyas President of
Christopher Homes, Inc.
(Signature of notary public)Notary Public in and for the State of Washington
My commission expires: 7-25-2024

EXHIBIT "A"
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 "A"

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 "A"

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.