

WHEN RECORDED RETURN TO:

Name: Byung Woo Kwak and Jun Hyuk Lim
Address: 1321 Eagle Ridge Drive
Mount Vernon, WA 98274

206172-LT

Escrow Number: 808109RT

Filed for Record at Request of: **Rainier Title, LLC**

STATUTORY WARRANTY DEED

THE GRANTOR(S), Douglas S. Fowler and Deanna M. Fowler, Trustees of the Fowler Family Trust dated March 14, 2006 and Katharine Ann Turner, a single person, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Byung Woo Kwak and Jun Hyuk Lim, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Unit 19, EAGLE RIDGE FAIRWAY VILLA, A CONDOMINIUM, according to the Restated First Amended Declaration thereof recorded October 31, 2003, under Auditor's File No. 200310310103, and Survey Map and Plans thereof recorded on November 5, 2002, under Auditor's File No. 200211050117, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Unit 19, Eagle Ridge Fairway Villa, a Condo

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Tax Parcel Number(s): P119681, P124377

Dated: SEPTEMBER 13, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223943

Sep 26 2022

Amount Paid \$8877.20

Skagit County Treasurer
By Lena Thompson Deputy

Douglas S. Fowler and Deanna M. Fowler, Trustees of the Fowler Family Trust dated March 14, 2006

Douglas S. Fowler
Douglas S. Fowler

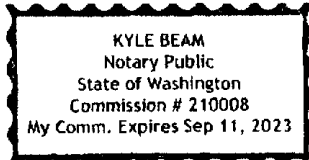
Deanna M. Fowler
Deanna M. Fowler

Katharine Ann Turner
Katharine Ann Turner

STATE OF Washington

COUNTY OF Skagit

This record was acknowledged before me on 19 by Douglas S. Fowler and Deanna M. Fowler, Trustees of the Fowler Family Trust dated March 14, 2006, AND Katharine Ann Turner, individually.



Kyle Beam
Name: Kyle Beam
My Commission Expires: 9-11-23

Exhibit A

Subject To:

1. 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 right 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

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 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.

2. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation

Purpose: Natural gas pipeline or pipelines

Area Affected: 10 feet in width per mutual agreement

Dated: September 28, 1993

Recorded: October 11, 1993

Auditor's No.: 9310110127

3. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way

Area Affected:

Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: August 8, 1993

Recorded: November 2, 1993

Auditor's No.: 9311020145

4. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Declaration Dated: January 11, 1994

Recorded: January 25, 1994

Auditor's No.: 9401250030

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: December 11, 1995

Auditor's No.: 9512110030

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: March 18, 1996

Auditor's No.: 9603180110

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: February 1, 2000

Auditor's No.: 200002010099

Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: February 1, 2000

Auditor's No.: 200002010100

Executed By: Sea-Van Investments Assoc., a Washington general partnership

5. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Eaglemont Phase 1A

Recorded: January 25, 1994

Auditor's No.: 9401250031

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Sea-Van Associates, Inc.

And: David G. Richardson and T. Michelle Richardson, husband and wife

Recorded: February 22, 1996

Auditor's No.: 9602220028

Affects: Said premises and other property

7. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Eaglemont Phase 1C

Recorded: February 1, 2000

Auditor's No.: 200002010036

8. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington

Purpose: Construction and maintenance of a pipe or pipes, line or lines or related facilities, along with necessary appurtenances Area Affected: A portion of said plat Recorded: November 19, 2000

Auditor's No.: 200011190015

9. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Sea Van Investment Associates, a Washington general partnership

Purpose: A non-exclusive perpetual easement for ingress, egress and utilities

Area Affected: See instrument

Dated: May 15, 2000

Recorded: May 23, 2000

Auditor's No.: 200005230026

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity. Area Affected: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property. Affects underlying property

Dated: July 8, 2002

Recorded: July 22, 2002

Auditor's No.: 200207220176

11. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: The Eagle Ridge Fairway Villa

Recorded: November 5, 2002

Auditor's No.: 20021105011

12. COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Declaration Dated: October 31, 2002

Recorded: November 5, 2002

Auditor's No.: 200211050118

Executed By: Homestead NW Dev. Co. AMENDMENTS TO COVENANTS:

Recorded: October 29, 2003, October 31, 2003 and August 21, 2013

Auditor's Nos.: 200310290088, 200310310103 and 201308210054

13. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF

Between: Public Utility District No. 1 of Skagit County

And: Homestead Northwest Development Company

Dated: October 21, 2003

Recorded: October 29, 2003

Auditor's No.: 200310290087

Regarding: Irrigation Water Service Agreement

End of Exhibit A