

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235363
Feb 01 2023
Amount Paid \$9384.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Richard G. Walsh
1406 Eagle Ridge Drive, Unit 8
Mount Vernon, WA 98274

GNW 22-16792-KH

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bernice Homan, individually and as surviving spouse of Darrel L. Homan, 1810 East Division Street, #261, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Richard G. Walsh, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Unit 8, Eagle Ridge Fairway Villa

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P119670

Dated: 1-30-2023

Bernice Homan

Bernice Homan, individually and as surviving spouse of Darrel L. Homan

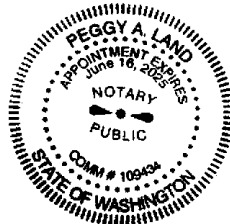
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30 day of January, 2023 by Bernice Homan.

Peggy A. Land
Signature

Notary
Title

My commission expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1406 Eagle Ridge Drive, Unit 8, Mount Vernon, WA 98274
Tax Parcel Number(s): P119670

Property Description:

Unit 8, "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 City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT B
22-16792-KH

10. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY,
RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of
said survey

11. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: September 28, 1993
Recorded: October 11, 1993
Auditor's No: 9310110127
Purpose: Natural gas pipeline or pipelines
Area Affected: 10 feet in width per mutual agreement

12. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY,
BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: January 11, 1994
Recorded: January 25, 1994
Auditor's No: 9401250030
Executed by: Sea-Van Investments Associates, a Washington general partnership

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: December 11, 1995
Recorded: December 11, 1995
Auditor's No: 9512110030

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: March 13, 1996
Recorded: March 18, 1996
Auditor's No: 9603180110

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Declaration Dated: January 31, 2000
Recorded: February 1, 2000
Auditor's No: 200002010099

Terms and conditions (including, but not limited to easements and set-back requirements) as set forth in said instrument recorded under Auditor's File No. 9401250030.

13. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS,
FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS
AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT
PLAT/SURVEY:

Statutory Warranty Deed
LPB 10-05

Plat/Subdivision Name: Plat of Eaglemont, Phase 1A
Recorded: January 25, 1994
Auditor's No: 9401250031
Vol. 15 of Plats, pages 130-146

14. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Plat of Eaglemont, Phase 1C
Recorded: February 1, 2000
Auditor's No: 200002010036

15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 1, 2000
Recorded: February 1, 2000
Auditor's No: 200002010100
Executed by: Sea-Van Investment Association

16. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Eagle Ridge Fairway Villa, a Condominium

Recorded: November 5, 2002

Auditor's No.: 200211050117

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

17. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: November 5, 2002

Auditor's No.: 200211050118

Executed By: Homestead Northwest Dev. Co.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: October 29, 2003, October 31, 2003 and August 21, 2013
Auditor's No.: 200310290088, 200310310103 and 201308210054

18. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Statutory Warranty Deed
LPB 10-05

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

Recorded: November 19, 2002

Auditor's No.: 200211190015

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

19. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation

Recorded: July 22, 2002

Auditor's No.: 200207220176

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

20. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Comcast of Washington IV, Inc.

Dated: April 1, 2003

Recorded: August 7, 2003

Auditor's No.: 200308070005

Purpose: Broadband Communication Line

Area Affected: Portion of subject property

22. Any tax, fee, assessments or charges as may be levied by Eaglemont Homeowners Association.

23. Any tax, fee, assessments or charges as may be levied by Eagle Ridge Fairway Villa Owners Association.