

When recorded return to:

Joyce Galbreath
1329 Eagle Ridge Drive, 17
Mount Vernon, WA 98274

GNW 23-17580

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235768

Mar 13 2023

Amount Paid \$8494.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) William C. Yahnke and Angela K. Yahnke, husband and wife, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Joyce Galbreath, 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. pg. 3

Abbreviated legal description: Property 1: Unit 17, EAGLE RIDGE FAIRWAY VILLA, A CONDOMINIUM

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): P119679

Dated: 3/9/23

William C. Yahnke

Angela K. Yahnke
Angela K. Yahnke

Statutory Warranty Deed
LPB 10-05

Order No.: 23-17580-TJ

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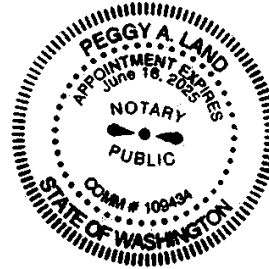
STATE OF WASHINGTON
COUNTY OF WHATCOM

Skagit
This record was acknowledged before me on 9 day of March, 2023 by William C. Yahnke and Angela K. Yahnke.

Peggy A. Land
Signature

Notary
Title

My commission expires:



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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1329 Eagle Ridge Drive, 17, Mount Vernon, WA 98274
Tax Parcel Number(s): P119679

Property Description:

Unit 17, "EAGLE RIDGE FAIRWAY VILLA, A CONDOMINIUM," according to the Declaration thereof recorded November 5, 2002, under Auditor's File No. 200211050118, and any Amendments thereto, and Survey Map and Plans thereof recorded on November 5, 2002, under Auditor's File No. 200211050117, records of Skagit County, Washington.

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EXHIBIT B

23-17580-TJ

1. 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

2. 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

3. 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.

4. 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:

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

5. 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

6. 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

7. 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".

8. Terms, provisions, covenants, conditions, definitions, options, obligations and restrictions contained in the Condominium Declaration:

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

Please be advised that any provision contained in these documents, or in a document that is attached, linked, or

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referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

9. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

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

10. 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

11. 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

12. Terms, provisions, requirements and limitations contained in the Washington Condominium Act, Chapters 43 and 428, Laws of 1989 (R.C.W. 64.34) and as may be hereafter amended.

The Company calls attention to provisions contained in the Washington Condominium Act (RCW 64) and Senate Bill 6175 Washington Uniform Common Interest Ownership Act requiring delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate