

**CHICAGO TITLE  
620054505**

**When recorded return to:**  
Gary Don Conley and Carla Conley  
18250 132nd PI NE  
Woodinville, WA 98072

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237597  
Aug 09 2023  
Amount Paid \$10674.50  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:

425 Commercial St.  
Mount Vernon, WA 98273

Escrow No.: 0259672-OC

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Thomas J Garton, an unmarried person and Paul M Garton, an unmarried person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys and warrants to Gary Don Conley and Carla Conley, a married couple

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

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

**UNIT 9, EAGLE RIDGE FAIRWAY VILLA, A CONDO**

Tax Parcel Number(s): P119671 / **4804-000-009-0000**

Subject to:

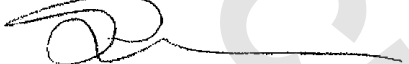
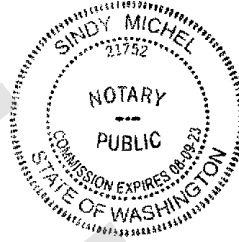
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



**STATUTORY WARRANTY DEED**  
(continued)Dated: 8.7.23

Thomas J Garton



Paul M Garton

State of WACounty of KINGThis record was acknowledged before me on 8/7/23 by <sup>2</sup>Thomas Jeffrey  
Garton and Paul Michael Garton.  
(Signature of notary public)Notary Public in and for the State of WAMy appointment expires: 8/9/23

**STATUTORY WARRANTY DEED**  
(continued)Dated: 8/9/2023  
Thomas J GartonPaul M GartonState of WACounty of PierceThis record was acknowledged before me on August 9, 2023 by Thomas Jeffrey Garton and Paul Michael Garton.  
(Signature of notary public)  
Notary Public in and for the State of WA  
My appointment expires: 10-30-23

Legal Description

**For APN/Parcel ID(s): P119671 / 4804-000-009-0000**

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UNIT 9, EAGLE RIDGE FAIRWAY VILLA, A CONDOMINIUM, 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.

**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 EAGLEMONT PHASE 1C:  
Recording No: 200002010036
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 11, 1993  
Recording No.: 9310110127  
In favor of: Cascade Natural Gas Corporation  
For: 10 foot right-of-way contract  
Note: Exact location and extent of easement is undisclosed of record.
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 2, 1993  
Recording No.: 9311020145  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road
4. 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 Plat of Eaglemont Phase 1A:  
Recording No: 9401250031
5. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.  
Entitled: Condominium Declaration  
Recording Date: January 25, 1994  
Recording No.: 9401250030  
AMENDED by instruments:  
Recording No.: 9512110030  
Recording No.: 9603180110  
Recording No.: 200002010099  
Recording No.: 200002010100
6. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores,

**EXHIBIT "A"**

Exceptions  
(continued)

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.

7. Agreement, including the terms and conditions thereof; entered into;  
By: Sea-Van Associates, Inc.  
And Between: David G. Richardson and T. Michelle Richardson, husband and wife  
Recorded: February 22, 1996  
Recording No.: 9602220028  
Affects: Said premises and other property
8. 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 Map and Plans:  
Recording No: 200211050117
9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 5, 2002  
Recording No.: 200211050118  
Imposed By: Eagle Ridge Fairway Villa Owners Association  
AMENDED by instrument(s):  
Recorded: October 31, 2003  
Recording No.: 200310310103
10. Agreement, including the terms and conditions thereof; entered into;  
By: Public Utility District No. 1  
And Between: Homestead Northwest Dev. Co.  
Recorded: October 29, 2003  
Recording No.: 200310290087  
Providing: Water Service
11. The matters set forth in the document shown below which, among other things, contains or provides for: certain easements; liens and the subordination thereof; provisions relating to partition; restrictions on severability of component parts; and covenants, conditions and restrictions 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.  
Recording Date: November 5, 2002

**EXHIBIT "A"**

Exceptions  
(continued)

Recording No.: 200211050118

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 29, 2003

Recording No.: 200310290088

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 31, 2003

Recording No.: 200310310103

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 21, 2013

Recording No.: 201308210054

12. Lien of assessments levied pursuant to the Declaration for Eagle Ridge Fairway Villa, a Condominium to the extent provided for by Washington law.
13. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: November 19, 2002  
Recording No.: 200211190015  
In favor of: Public Utility District No. 1 of Skagit County, Washington  
For: Construction and maintenance of a pipe or pipes, line or lines or related facilities, along with necessary appurtenances  
Affects: A portion of said plat
14. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 22, 2002  
Recording No.: 200207220176  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances
15. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
16. City, county or local improvement district assessments, if any.