

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238441

Oct 18 2023

Amount Paid \$15080.00

Skagit County Treasurer

By Lena Thompson Deputy

**When recorded return to:**

Pierre Youssef and Miranda Youssef  
1528 Alpine View Drive  
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**

620055014

Escrow No.: 620055014

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dwayne C. Kradepohl and Sean M.B. Davison, as Co-Trustees of The Living Trust of James B. Davison II, dated October 23, 2020, and as amended

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Pierre Youssef and Miranda Youssef, a married couple

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

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

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

LT 66, EAGLEMONT PHASE 1A

Tax Parcel Number(s): P104335 / 4621-000-066-0005

Subject to:

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

Dated: 17 October 2023

The Living Trust of James B. Davison II, dated October 23, 2020, and as amended

BY: DWAYNE KRADepohl  
Dwayne C. Kradepohl  
Co-Trustee

BY: Sean M.B. Davison *co-trustee*  
Sean M.B. Davison  
Co-Trustee

State of WASHINGTON

County of King

This record was acknowledged before me on 17 October 2023 by Dwayne C. Kradepohl Co-Trustee of The Living Trust of James B. Davison II, dated October 23, 2020, and as amended.

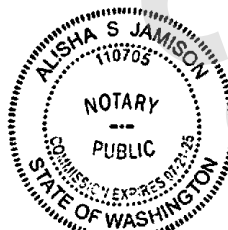
Linda B. Yuen  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 11/09/2023  
Notarized performed by audio-visual communication

LINDA B YUEN  
NOTARY PUBLIC STATE OF WASHINGTON  
Commission # 210977  
My Commission Expires Nov 09, 2023

State of Washington  
County of Pierce

This record was acknowledged before me on 13 October 2023 by Sean M.B. Davison as Co-Trustee of The Living Trust of James B. Davison II, dated October 23, 2020, and as amended.

Alisha S. Jamison  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My appointment expires: 11/21/2025



Statutory Warranty Deed (LPB 10-05)  
WA0000616.doc / Updated: 03.22.23

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WA-CT-FNRV-02150.620019-620065014

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104335 / 4621-000-066-0005**

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LOT 66, EAGLEMONT PHASE 1A, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 15 OF PLATS, PAGE 130 THROUGH 146, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

## EXHIBIT "B"

### Exceptions

1. 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

NOTE: This exception does not include present ownership of the above mineral rights.

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.

2. 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

3. 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 Note: Exact location and extent of easement is undisclosed of record.  
Recording Date: October 11, 1993  
Recording No.: 9310110127  
Affects: Portion of said premises

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: November 2, 1993  
Recording No.: 9311020145  
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street feet of all lots parallel with street

**EXHIBIT "B"****Exceptions  
(continued)**

5. 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

Recording Date: March 18, 1996  
Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000  
Recording No.: 200002010100

6. 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: the Eaglemont Homeowners Association  
Recording Date: January 25, 1994  
Recording No.: 9401250030

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording No.: 9212100080  
Matters shown:

A. Road easement for ingress, egress, and utilities over, under and across. (To be dedicated to the city in the future.)

B. Parcel A is subject to easements for construction, maintenance and access of public and private utilities. (To be dedicated in the future.)

C. Proposed access to the West Half of the Northeast Quarter of the Southwest Quarter. Exact location will be determined at a future date.

**EXHIBIT "B"**Exceptions  
(continued)

8. 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, as set forth in the document

Recording Date: December 20, 1995  
Recording No.: 9512200068

9. Skagit County Right to Farm Disclosure and the terms and conditions thereof:

Recording Date: November 6, 2014  
Recording No.: 201411060044

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. Assessments, if any, levied by Mount Vernon.

12. City, county or local improvement district assessments, if any.