

When recorded return to:

Eric Furstenberg and Megan Furstenberg  
3810 Laurel Court  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238888

Nov 30 2023

Amount Paid \$10443.10

Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 23-19201-TB

THE GRANTOR(S) **Brent Lindberg, a single man**, 16418 Lindberg Lane, Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to **Eric Furstenberg and Megan Furstenberg, husband and wife**

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

**LOT 9, PLAT OF EAGLEMONT, PHASE 1E**, ACCORDING TO THE PLAT THEREOF, RECORDED  
OCTOBER 30, 2000, UNDER AUDITOR'S FILE NO. 200010300157, RECORDS OF SKAGIT COUNTY,  
WASHINGTON.

Situate in the County of Skagit, State of Washington

Abbreviated legal description: Property 1:  
Lot 9, Eaglemont Ph. 1E

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 "A" attached hereto

Tax Parcel Number(s): P117428/4765-000-009-0000

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19201-TB

Page 1 of 4

Dated: 11/27/23

Brent Lindberg  
Brent Lindberg

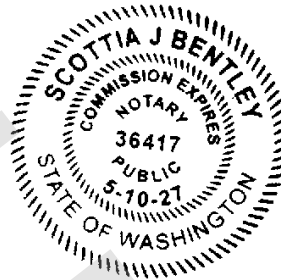
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 27<sup>th</sup> day of November, 2023 by Brent Lindberg.

Scottia J Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

23-19201-TB

9. Reservations contained in deed from Atlas Lumber Company, recorded April 18, 1914 under Auditor's File No. 102029, reserving to the grantor 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.

Affects a portion of subject property see document for full particulars.

10. Reservations contained in deed from Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett Fleitz, recorded October 22, 1918 under Auditor's File No. 128138, reserving an undivided 1/2 interest to the grantor 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.

Affects a portion of subject property see document for full particulars.

11. Reservations contained in deed from James E. Moore and Myrtle Moore, his wife, recorded February 4, 1942 under Auditor's File No. 348986, reserving to English Lumber Company 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.

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on August 25, 1993 and November 2, 1993, as Auditor's File Nos. 9308250085 and 9311020145.

13. Easement, affecting a portion of subject property for the purpose of ingress, egress, and utilities for maintenance to natural gas pipeline or pipelines including terms and provisions thereof granted to Cascade Natural Gas Corporation recorded on September 28, 1993 as Auditor's File No. 9310110127

14. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments Associates, a Washington general partnership, recorded on January 25, 1994 as Auditor's File No. 9401250030.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or 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.

Above covenants, conditions and restrictions were amended and recorded on December 11, 1995 as Auditor's File No. 9512110030.

Above covenants, conditions and restrictions were amended and recorded on March 13, 1996 as Auditor's File No. 9603180110.

Above covenants, conditions and restrictions were amended and recorded on February 1, 2000 as Auditor's File No. 2000002010099.

15. Easement, affecting a portion of subject property for the purpose of ingress, egress, and utilities including terms and provisions thereof granted to Sea-Van Investments Associates, a Washington general partnership

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-19201-TB

Page 3 of 4

recorded on May 23, 2000 as Auditor's File No. 200005230026

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded on September 6, 2000, as Auditor's File No. 200009060009.

17. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Eaglemont Phase 1E recorded on October 30, 2000 as Auditor's File No. 200010300157.

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".

18. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments Associates, recorded on September 7, 2001 as Auditor's File No. 200109070149.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or 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.

**End of Exhibit A**