



202411080078

11/08/2024 01:03 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor

When recorded return to:

William Guckenburg and Renee Guckenburg
706 Wilken St
Houston, TX 77008

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242877

Nov 08 2024

Amount Paid \$20402.20

Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-21318-KH

THE GRANTOR(S) Gerald F. Ellis and Nancy J. Ellis, husband and wife, 204 North 1st Street, La Conner, WA 98257,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to William Guckenburg and Renee Guckenburg, husband and wife

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

Lot 173, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2, as per plat recorded on May 1, 2003 under Auditor's File No. 200305010087, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 173, PLAT OF EAGLEMONT PHASE 1B, DIVISION 2

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): P120296/4814-000-173-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21318-KH

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Dated: 11/5/24

Gerald F. Ellis
Gerald F. Ellis

Nancy J. Ellis
Nancy J. Ellis

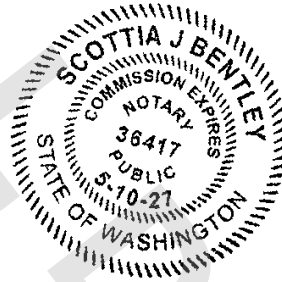
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 5th day of November, 2024 by Gerald F. Ellis and Nancy J. Ellis.

Scottia J Bentley
Signature

Notary
Title

My commission expires: 05/10/27



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EXHIBIT A

24-21318-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
3. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)
6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)
9. Reservations contained in deed from the State of Washington, executed by, Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz recorded October 22, 1918 under Auditor's File No. 128138, reserving, 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.
10. Reservations contained in deed from the State of Washington, executed by, Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz recorded October 22, 1918 under Auditor's File No. 128138, reserving, 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.
11. Reservations contained in deed from the State of Washington, executed by, Atlas Lumber Company,

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LPB 10-05

recorded April 18, 1914, under Auditor's File No. 102029, reserving 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. 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, recorded November 25, 1992 as Auditor's File No. 9211250027.

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".

13. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded August 25, 1993, as Auditor's File No. 9308250085.

14. Easement, affecting a portion of subject property for the purpose of gas pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation, recorded October 11, 1993, as Auditor's File No. 9310110127.

15. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded November 2, 1993, as Auditor's File No. 9311020145.

16. 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, dated January 11, 1994, recorded January 25, 1994, as Auditor's File No. 9401250030.

Above covenants, conditions and restrictions were amended on December 11, 1995, March 13, 1996 and January 31, 2000 and recorded December 11, 1995, March 18, 1996 and February 1, 2000, as Auditor's File No's. 9512110030, 9603180110 and 200002010099.

17. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

18. Agreement, affecting subject property, regarding proposed road and the terms and provisions thereof between Sea-Van Investments Assoc. and John and Sandra Thomas, dated October 15, 1991, recorded May 3, 2000, as Auditor's File No. 200005030063.

19. 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 1B, Division 2, recorded May 1, 2003, as Auditor's File No. 200305010087.

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".

20. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Between: Sea-Van, LLC

And: City of Mount Vernon, a Washington municipal corporation

Statutory Warranty Deed
LPB 10-05

Dated: May 26, 2010
Recorded: June 2, 2010
Auditor's No.: 201006020039
Regarding: Development agreement amending master plan

21. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on October 15, 2018 as Auditor's File No. 201810150107 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A