

When recorded return to:
Joyce MacKay
1329 Eagle Ridge Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250336

Feb 07 2025

Amount Paid \$8850.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058043

CHICAGO TITLE

620058043

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joyce Galbreath, an unmarried person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Joyce MacKay, an unmarried person

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

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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P119679/4804-000-017-0000

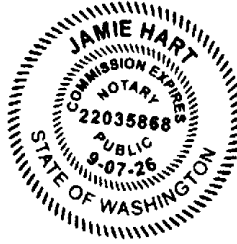
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 02/03/2025


Joyce Galbreath



State of Washington

County of Skagit

This record was acknowledged before me on 02/03/2025 by Joyce Galbreath.



(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 9-07-26

EXHIBIT "A"
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

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 Survey:

Recording No: 9211250027

3. 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

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 EAGLEMONT PHASE 1C:

Recording No: 200002010036

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

EXHIBIT "A"

**Exceptions
(continued)**

Recorded: October 11, 1993
Auditor's No.: 9310110127
In favor of: Cascade Natural Gas Corporation, a Washington corporation
For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

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

Recorded: November 2, 1993
Auditor's No.: 9311020145
In favor of: Puget Sound Power and Light Company, a Washington corporation
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

7. 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 instrument:

Recorded: December 11, 1995
Recording No.: 9512110030
Recorded: March 18, 1996
Recording No.: 9603180110
Recorded: February 1, 2000
Recording No.: 200002010099
Recording No.: 200002010100

8. Agreement and the terms and conditions thereof:

Executed by: Sea-Van Associates, Inc and David G. Richardson and T. Michelle

EXHIBIT "A"**Exceptions
(continued)**

Richardson, husband and wife
Recording Date: February 22, 1996
Recording No.: 9602220028

9. 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

10. **Agreement and the terms and conditions thereof:**

Executed by: Public Utility District No. 1 of Skagit County and Homestead Northwest Dev. Co.

Recording Date: October 29, 2003

Recording No.: 200310290087

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

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

EXHIBIT "A"

**Exceptions
(continued)**

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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Recorded: November 19, 2002
Auditor's No.: 200211190015
In favor of: Public Utility District No. 1 of Skagit County, Washington, a Washington corporation
For: Construction and maintenance of a pipe or pipes, line or lines or related facilities, along with necessary appurtenances
Affects: As described
14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- Recorded: July 22, 2002
Auditor's No.: 200207220176
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: as described
15. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Comcast of Washington IV, Inc., its successors and assigns
Purpose: Broadband Communication Line
Recording Date: August 7, 2003
Recording No.: 200308070005
Affects: As described
16. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
17. Assessments, if any, levied by Mt Vernon.
18. City, county or local improvement district assessments, if any.



Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated January 10, 2025
between Joyce MacKay ("Buyer")
Buyer Buyer
and Joyce Galbreath ("Seller")
Seller Seller
concerning 1329 Eagle Ridge Drive Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Buyer John M. Ly Date 1/10/2025 Seller Joseph A. Beltrami Date 1-12-25