

When recorded return to:

John Delaporte and Vivian I Delaporte
2232 N Bristlecone Dr
Flagstaff, AZ 86004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20251392

May 08 2025

Amount Paid \$17750.00
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.: 620058814

CHICAGO TITLE

620058814

STATUTORY WARRANTY DEED

THE GRANTOR(S) Amelia L. Sale, who acquired title as Amelia L. Pirkle and Andrew J. Sale, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to John Delaporte and Vivian I Delaporte, a married couple

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

LOT 14, PLAT OF EAGLEMONT PHASE 1A, AS PER PLAT RECORDED IN VOLUME 15 OF
PLATS, PAGES 130 THROUGH 146, INCLUSIVE, 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): P104281 / 4621-000-014-0003

Subject to:

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

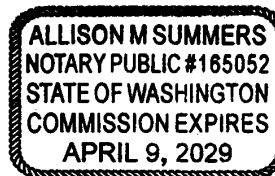
STATUTORY WARRANTY DEED
(continued)Dated: May 6, 2025Amelia L. Sale
Amelia L. SaleAndrew J. Sale
Andrew J. SaleState of WashingtonCounty of SkagitThis record was acknowledged before me on May 6, 2025 by Amelia L. Sale and Andrew Sale.Allison M Summers
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 04-09-29

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. Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Recording No. 9212100080, records of Skagit County, Washington, as follows:

| | |
|------------------|--|
| across. (To be | A. Road easement for ingress, egress, and utilities over, under and dedicated to the city in the future.) |
| access of public | B. Parcel A is subject to easements for construction, maintenance and and private utilities. (To be dedicated in the future.) |
| Southwest | C. Proposed access to the West Half of the Northeast Quarter of the Quarter. Exact location will be determined at a future date. |

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Recording No.: 9310110127, records of Skagit County, Washington
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.

4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 2, 1993
Recording No.: 9311020145, records of Skagit County, Washington
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

5. 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,

EXHIBIT "A"Exceptions
(continued)

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

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 25, 1994

Recording No.: 9401250030, records of Skagit County, Washington

Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):

Recorded: December 11, 1995

Recording No.: 9512110030, records of Skagit County, Washington

7. 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 No.: 9512110030

Recording No.: 9603180110

Recording No.: 200002010099

Recording No.: 200002010100

8. Development Agreement to Eaglemont Golf Course Community Master Plan

Recording Date: June 2, 2010

Recording No.: 201006020039

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

10. Assessments, if any, levied by Mt Vernon.

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

John L. Scott
REAL ESTATE

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 April 10, 2025

between John Delaporte Vivian I. Delaporte ("Buyer")
Buyer Buyer
and Amelia L. Sale Andrew Sale ("Seller")
Seller Seller
concerning 1403 Alpine View 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 | _____ Date | <div> <div>Authentication</div> <div><i>Amelia Sale</i></div> <div>04/10/2025</div> </div> |
| | | <div> <div>Seller</div> <div>_____ Date</div> </div> |
| _____ Buyer | _____ Date | <div> <div>Authentication</div> <div><i>Andrew Sale</i></div> <div>04/10/2025</div> </div> |
| | | <div> <div>Seller</div> <div>_____ Date</div> </div> |