

When recorded return to:

Karilyn E. Markee and Thomas G. Markee
3810 Laurel Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253870

Dec 01 2025

Amount Paid \$13300.00

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

CHICAGO TITLE
620060173

Escrow No.: 620060173

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric Furstenberg and Megan Furstenberg, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Karilyn E. Markee and Thomas G. Markee, 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 9, EAGLEMONT PH 1E, REC. NO. 200010300157

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

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

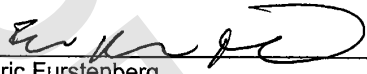

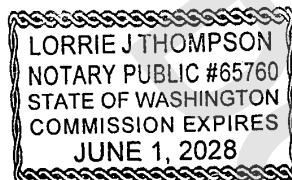
Dated: 11/21/2025
Eric Furstenberg
Megan FurstenbergState of WashingtonCounty of SkagitThis record was acknowledged before me on November 21, 2025 by Eric Furstenberg and Megan Furstenberg.
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P117428 / 4765-000-009-0000

LOT 9, 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.

EXHIBIT "B"
Exceptions

1. 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

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 1E:

Recording No: 200010300157

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: 10 ft. right of way contract
Recording Date: October 11, 1993
Recording No.: 9310110127

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 2, 1993
Recording No.: 9311020145

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

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: September 6, 2000
Recording No.: 200009060009

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if

EXHIBIT "B"Exceptions
(continued)

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 Survey:

Recording No: 9212110080

7. Easement Agreement and the terms and conditions thereof:

Recording Date: May 23, 2000
Recording No.: 200005230026

8. Reservations and recitals contained in the Deed as set forth below:

Recording Date: February 6, 1942
Recording No.: 349044

No determination has been made as to the current ownership or other matters affecting said reservations.

9. 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

Amendments:
Recording No.: 9512110030
Recording No.: 9603180110
Recording No.: 200002010099
Recording No.: 200002010100
Recording No.: 201701100084

10. 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: Eaglemont Homeowners Association, a Washington nonprofit corporation, its successors and assigns
Recording Date: January 25, 1994
Recording No.: 9401250030

EXHIBIT "B"Exceptions
(continued)

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. Assessments, if any, levied by Eaglemont Homeowners Association.
13. Assessments, if any, levied by City of Mount Vernon.
14. City, county or local improvement district assessments, if any.