

When recorded return to:
Gerald Ellis
1316 Eagle Ridge Drive, Unit 4
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260729

Mar 13 2026

Amount Paid \$10434.20
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.: 620060543

CHICAGO TITLE
620060543

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael B King and Norma L King, 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 Gerald Ellis, a married person

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.)

UNIT 4, EAGLE RIDGE FAIRWAY VILLA, A CONDO

Tax Parcel Number(s): P119666 / 4804-000-004-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 3/13/26

Michael B. King by Timothy A. Holt
Michael B King By Timothy A. Holt as Power of Attorney

Norma L. King by Timothy A. Holt
Norma L King By Timothy A. Holt as Power of Attorney

State of Washington
County of Snohomish

This record was acknowledged before me on 3-13-2026 by Timothy A. Holt as Power of Attorney of Michael B. King and Norma L. King.

Lorrie J. Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

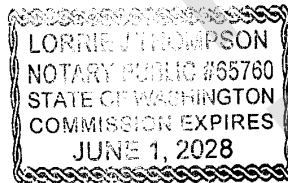


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P119666 / 4804-000-004-0000

UNIT 4, EAGLE RIDGE FAIRWAY VILLA, A CONDOMINIUM, ACCORDING TO THE RESTATED FIRST AMENDED DECLARATION THEREOF RECORDED OCTOBER 31, 2003, UNDER AUDITOR'S FILE NO. 200310310103 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.

EXHIBIT "B"
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 Plat of Eaglemont Phase 1A:

Recording No: 9401250031

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 EAGLEMONT PHASE 1C:

Recording No: 200002010036

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

Recorded: October 11, 1993
Auditor's No.: 9310110127
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.

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

EXHIBIT "B"Exceptions
(continued)

Recorded: November 2, 1993
 Auditor's No.: 9311020145
 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

6. 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

7. Agreement and the terms and conditions thereof:

Executed by: Sea-Van Associates, Inc and David G. Richardson and T. Michelle Richardson, husband and wife
 Recording Date: February 22, 1996
 Recording No.: 9602220028
 Affects: Said premises and other property

8. 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

EXHIBIT "B"Exceptions
(continued)

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

9. Agreement and the terms and conditions thereof:

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

Recording Date: October 29, 2003

Recording No.: 200310290087

Providing: Water Service

10. 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

Recording Date: August 21, 2013

Recording No.: 201308210054

11. Lien of assessments levied pursuant to the Declaration for Eagle Ridge Fairway Villa, a Condominium to the extent provided for by Washington law.
12. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

EXHIBIT "B"Exceptions
(continued)

Recorded: November 19, 2002
Auditor's No.: 200211190015
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Construction and maintenance of a pipe or pipes, line or lines or related facilities, along with necessary appurtenances
Affects: A portion of said plat

13. 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.
For: Electric transmission and/or distribution line, together with necessary appurtenances

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by Mt Vernon.
16. City, county or local improvement district assessments, if any.