

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20260832

Mar 25 2026

Amount Paid \$11680.20

Skagit County Treasurer

By Lena Thompson Deputy

When recorded return to:

Kayalyn Stewart and Joshua M. VerHalen  
17306 Soundview Road  
Mount Vernon, WA 98274

**STATUTORY WARRANTY DEED**

Guardian NW Title 26-25515-TB

THE GRANTOR(S) **Helen Brown West**, an unmarried person

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Kayalyn Stewart, a married woman as her separate estate, and Joshua M. VerHalen, an unmarried man**

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

Lot 33, EAGLEMONT PHASE 1A, according to the plat thereof, recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:

Lot 33, Eaglemont Phase 1A

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): P104300/4621-000-033-0002

Statutory Warranty Deed  
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Dated: March 24, 2026

(Brown)  
Helen B. West  
Helen Brown West

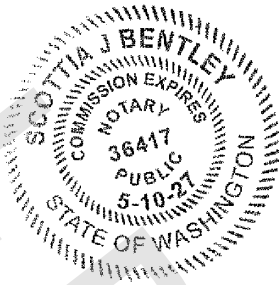
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 24<sup>th</sup> day of March, 2026, by Helen Brown West.

Scottie Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



**EXHIBIT A**

26-25515-TB

12. Reservations contained in deed from the State of Washington, executed by, James B. Moore and Myrtle Moore, his wife, recorded February 4, 1942, under Auditor's File No. 348986, reserving to English Lumber Company, 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.
13. Reservations contained in deed from the State of Washington, recorded February 6, 1942, under Auditor's File No. 349044, reserving to English Lumber Company, 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.
14. 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.
15. Reservations contained in deed from the State of Washington, executed by, Atlas Lumber Company, 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.
16. 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".
17. 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 Survey recorded on December 10, 1992 as Auditor's File No. 9212100080.
18. 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.
19. 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.
20. 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.
21. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color,

Statutory Warranty Deed  
LPB 10-05

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.

22. 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 1A, recorded January 25, 1994, as Auditor's File No. 9401250031.

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".

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

24. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments, Assoc., recorded on December 20, 1995 as Auditor's File No. 9512200068.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

25. Agreement, affecting subject property, and the terms and provisions thereof between Sea-Van Associates, Inc. and David G. Richardson and T. Michelle Richardson, husband and wife, recorded on February 22, 1996 as Auditor's File No. 9602220028.

26. Title notification that the subject property is adjacent to property designated agriculture and forestry lands by Skagit county executed by Alfredo Martinez and Susan A. Martinez, husband and wife recorded on October 14, 2005 as Auditor's File No. 200510140175. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

**End of Exhibit A**