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05/22/2026 01:31 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20261550

May 22 2026

Amount Paid \$20153.00
Skagit County Treasurer
By Kaylee Oudman Deputy

When recorded return to:

Thomas J. Heller and Melissa M. Heller
1428 Alpine View Drive
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

Guardian NW Title 26-25993-TB

THE GRANTOR(S) **Gerald Baron and Lynne Baron, husband and wife**

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

in hand paid, conveys, and warrants to **Thomas J. Heller and Melissa M. Heller, husband and wife**

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

Lot 62, PLAT OF EAGLEMONT, PHASE 1A, as per plat recorded in Volume 15 of Plats pages 130 through 146,
records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 62, PLAT OF 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): P104331/4621-000-062-0001

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25993-TB

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Dated: 5/20/2026

Gerald Baron

Gerald Baron

Lynne Baron

Lynne Baron

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 20th day of May, 2026, by Gerald Baron and Lynne Baron.

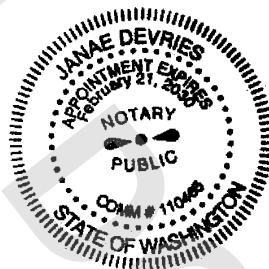
[Signature]

Signature

Notary

Title

My commission expires: 2-21-30



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EXHIBIT A

26-25993-TB

9. Reservations contained in deed from the State of Washington, executed by, James E. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, 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.
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 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".
18. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's

Statutory Warranty Deed
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File No. 9401250030.

19. TERMS AND CONDITIONS OF DEVELOPMENT AGREEMENT TO MASTER PLAN: Recorded:
June 2, 2010 Auditor's No.: 201006020039

20. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on April 3, 2018 as Auditor's File No. 201804030077.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

End of Exhibit A