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09/15/2026 02:40 PM Pages: 1 of 5 Fees: \$307.50
Skagit County Auditor, WA

When recorded return to:

John Lee Carraro and Jennifer Leigh Carraro
1218 Alpine View Dr
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20263038

Sep 15 2026

Amount Paid \$12499.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Chicago Title
500171391

Escrow No.: 500171391

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clifford E Chapple, an unmarried person

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

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

LOT 51, 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): P104318 / 4621-000-051-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

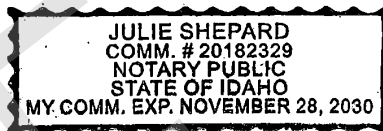
Dated: September 11, 2026Clifford E Chapple by Kyrn R. Chapple
his attorney in factClifford E Chapple by Kyrn R. Chapple,
his attorney in factState of Idaho
County of KootenaiThis record was acknowledged before me on 9/11/2026 by Kyrn R. Chapple as Attorney in
Fact of Clifford E. Chapple.Julie Shepard
(Signature of notary public)
Notary Public in and for the State of Idaho
My commission expires: 11/28/2030

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

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

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.

NOTE: This exception does not include present ownership of the above mineral rights.

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 Survey:

Recording No: 9212100080

A. Road easement for ingress, egress, and utilities over, under and across.
(To be dedicated to the city in the future.)

B. Parcel A is subject to easements for construction, maintenance and access of public and private utilities. (To be dedicated in the future.)

C. Proposed access to the West Half of the Northeast Quarter of the Southwest Quarter. Exact location will be determined at a future date.

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

In favor of: Cascade Natural Gas Corporation
For: 10 foot right-of-way contract
Recorded: October 11, 1993
Recording No: 9310110127
Affects: Exact location and extent of easement is undisclosed of record.

EXHIBIT "A"**Exceptions
(continued)**

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

In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Recorded: November 2, 1993
Recording No: 9311020145
Affects: Portion of said premises

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, 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

6. 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

Recorded: January 25, 1994
Recording No: 9401250030

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995
Recording No.: 9512110030

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996
Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010099

EXHIBIT "A"**Exceptions
(continued)**

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
Recording No.: 200002010100

7. Liens and charges as set forth in the above mentioned declaration,
Payable to: Eaglemont Homeowners Association
8. Development Agreement to Eaglemont Golf Course Community Master Plan and the terms and conditions thereof.
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. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.
11. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by the City of Mt Vernon.