

When recorded return to:
Gary L. Laakso and Neta E. Westerfield
1400 Northview Ct
Mount Vernon, WA 98274



201005270156
Skagit County Auditor

5/27/2010 Page 1 of 5 3:59PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

770 NE Midway Blvd.
Oak Harbor, WA 92877

Order No.: 620010348

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Anne N. Baumann, a single person, as her separate estate

for and in consideration of Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys, and warrants to Gary L. Laakso, an unmarried person and Neta E. Westerfield, an unmarried person, each as their separate estate

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

Lot 82, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 2, according to the plat thereof recorded May 1, 2003, under Auditor's File No. 200305010087, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4814-000-082-0000 P120284

Subject to: Restrictions, reservations and easements of record. See Exhibit "A" and "B" attached hereto and by reference made a part hereof.

Dated: May 20, 2010

Anne N. Baumann

Anne N. Baumann

1558
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 27 2010

Amount Paid \$ 8727.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

State of VIRGINIA

County of JAMES CITY

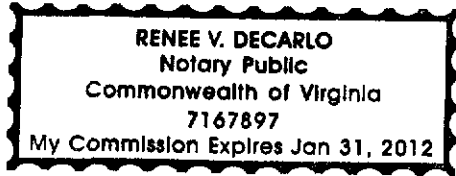
I certify that I know or have satisfactory evidence that ANNE N. BAUMANN
(name of person) is the person who appeared
before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to
be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 27, 2010

Renee V. Decarlo
Signature

(Seal or Stamp)

NOTARY PUBLIC
Title



My appointment expires: 1/31/2012



201005270156
Skagit County Auditor

EXHIBIT "A"

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Auditor's No(s): 9310110127, records of Skagit County, Washington
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.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 said plat of Eaglemont Phase 1A:
4. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: January 11, 1994
Auditor's No(s): 9401110030, records of Skagit County, Washington
Executed By: Sea-Van Investments Association

AMENDED by instrument:

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000
Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: January 25, 1994
Auditor's No(s): 9401250030, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):

Recorded: December 11, 1995
Auditor's No(s): 9512110030, records of Skagit County, Washington



201005270156
Skagit County Auditor

EXHIBIT "A"

(continued)

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: May 23, 2000
Auditor's No(s): 200005230026, records of Skagit County, Washington
In favor of: Sea Van Investment Associates, a Washington general partnership
For: A non-exclusive perpetual easement for ingress, egress and utilities

7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 6, 2000
Auditor's No.: 200009060009, records of Skagit County, Washington
In favor of: Puget Sound Energy Inc., a Washington Corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects:

Easement No. 1:

As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities.)

Easement No. 2:

A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A".

8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 7, 2003
Auditor's No(s): 200308070005, records of Skagit County, Washington
In favor of: Comcast of Washington, IV, Inc.
For: To construct use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "System") consisting of wires, underground conduits, cables, pedestals, vaults and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along said plat

9. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet adjacent to street



201005270156
Skagit County Auditor

EXHIBIT "B"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



201005270156

Skagit County Auditor