

When recorded return to:
Michael J. Lozar and Betsy S. Lozar
3817 Dogwood Place
Mount Vernon, WA 98274



201302190006
Skagit County Auditor

2/19/2013 Page 1 of 3 10:35AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620017828

CHICAGO TITLE
620017828

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric C. Knapp and Kim A. Knapp, 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 Michael J. Lozar and Betsy S. Lozar, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 7, EAGLEMONT PHASE 1C, according to the plat thereof recorded in February 1, 2000, under
Auditor's File No. 200002010036, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P116356 /4744-000-007-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Schedule B, Special Exceptions, Chicago Title Company Order 620017828; and Skagit County Right
To Farm Ordinance, which is attached hereto and made a part hereof.

Dated: February 12, 2013

Eric C. Knapp

Kim A. Knapp

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

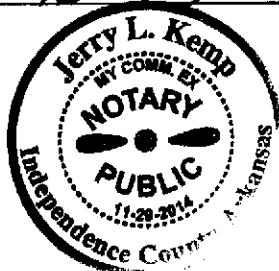
2013548
FEB 19 2013

Amount Paid \$ 5024.⁶⁰
Skagit Co. Treasurer
By Deputy

State of Arkansas
_____ of _____

I certify that I know or have satisfactory evidence that
ERIC C. KNAPP
_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2-13-13



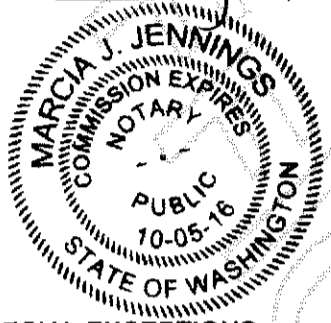
Name: JERRY L. KEMP
Notary Public in and for the State of ARKANSAS
Residing at: 107 HEATHERWOODS CIR - ROYALTON, IA 52759
My appointment expires: 11-29-2014

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Kim A. Knapp
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 14, 2013



Marcia J. Jennings
Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley, WA
My appointment expires: 10/5/2016

SCHEDULE B

SPECIAL EXCEPTIONS

1. 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 PLAT OF EAGLEMONT PHASE 1A:

Recording No: 9401250031

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 11, 1993
Auditor's No.: 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. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 2, 193
Auditor's No.: 9311020145, records of Skagit County, Washington
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 and adjacent to street frontage, and 20 feet parallel with and adjacent to Waugh Road

SCHEDULE B - Special Exceptions (continued)

4. 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 PLAT OF EAGLEMONT PHASE 1C:

Recording No: 200002010036

5. Notes on the face of survey recorded under Auditor's File No. 9212110080, as follows:

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 access of public and private utilities. To be dedicated



201302190006
Skagit County Auditor

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.

6. Covenants, conditions, and restrictions contained in declaration 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: February 1, 2000
Auditor's No.: 200002010100, records of Skagit County, Washington
Executed By: Sea-Van Investments

7. Exceptions and reservations as contained in instrument;
Recorded: February 6, 1942
Auditor's No.: 349044, records of Skagit County, Washington
Executed By: English Lumber Company
As Follows:

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided however, that the grantor, its successors or assigns shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

8. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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 25, 1994
Auditor's No.: 9401250030, records of Skagit County, Washington
Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED by instrument:

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

9. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: January 25, 1994
Auditor's No.: 9401250030, records of Skagit County, Washington
Imposed By: Sea-Van Investments Association
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by City of Mount Vernon.
12. Assessments, if any, levied by Sea-Van Investments Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

SKAGIT COUNTY RIGHT TO FARM ORDINANCE

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.



201302190006
Skagit County Auditor