



201508260068

Skagit County Auditor \$74.00
8/26/2015 Page 1 of 3 2:10PM

When recorded return to:
Roger E. Holmberg and Jeda V. Holmberg
1527 Brentwood Lane
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023866

CHICAGO TITLE

STATUTORY WARRANTY DEED

620023866

THE GRANTOR(S) Joyce L. Ambrose, an unmarried individual
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Roger E. Holmberg and Jeda V. Holmberg, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 71, PLAT OF EAGLEMONT, PHASE 1B, DIVISION 1, according to the plat thereof recorded
under Auditor's File No. 200201160127, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P118795 / 4789-000-071-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620023866, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: August 20, 2015

Joyce L. Ambrose
Joyce L. Ambrose

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3394
AUG 26 2015

State of Washington
_____ county of SKAGIT

Amount Paid \$6,235.⁰⁰
Skagit Co. Treasurer
By mm Deputy

I certify that I know or have satisfactory evidence that

Joyce L. Ambrose
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/h@r/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: August 24, 2015

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 9-01-2018

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 EAGLEMONT PHASE 1A:
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. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 2, 1993
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 street frontage, and 20 feet parallel with Waugh Road
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 EAGLEMONT PHASE 1B, DIV. 1:
Recording No: 200201160127
5. 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): 9401250030, 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
6. 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
7. 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

SCHEDULE "B"

Special Exceptions (continued)

8. 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".

9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Mount Vernon.
11. Assessments, if any, levied by Eaglemont Homeowner's Association.
12. 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.