



201706280097

Skagit County Auditor \$79.00  
6/28/2017 Page 1 of 7 2:12PM

When recorded return to:  
Fred J. Bates and Yvonne L. Bates, husband and wife  
3905 Dogwood Place  
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.: 620031051

CHICAGO TITLE  
620031051

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Gordon E. Sant and Linda C. Sant, 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 Fred J. Bates and Yvonne L. Bates, husband and wife

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

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

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

Lot(s): 5 Eaglemont Phase 1C

Tax Parcel Number(s): P116354/ 4744-000-005-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172863  
JUN 28 2017

Amount Paid \$ 6,680.<sup>00</sup>  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 6-23-17

Gordon E Sant  
Gordon E. Sant

Linda C Sant  
Linda C. Sant

STATUTORY WARRANTY DEED  
(continued)

State of Idaho  
County of Canyon

I certify that I know or have satisfactory evidence that  
Gordon E Sant and Linda C Sant  
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: 6-24-17

Janelle Belden  
Name: Janelle Belden  
Notary Public in and for the State of Idaho  
Residing at: Paale ID  
My appointment expires: 9-13-18

JANELLE BELDEN  
NOTARY PUBLIC  
STATE OF IDAHO

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P116354/ 4744-000-005-0000**

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Lot 5, "Eaglemont Phase 1C," as per plat recorded on February 1, 2000, under Auditor's File No. 200002010036, records of Skagit County, Washington.

Situate in Skagit County, Washington.

## EXHIBIT "B"

### 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, 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 and adjacent to street frontage, and 20 feet parallel with and adjacent to 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 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

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

**EXHIBIT "B"**

Exceptions  
(continued)

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.