

When recorded return to:
Alison Lee Cooper and Robert Eugene Cooper
4326 Landmark Drive
Mount Vernon, WA 98274



201808010066

08/01/2018 03:27 PM Pages: 1 of 8 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500072875

CHICAGO TITLE
500072875

STATUTORY WARRANTY DEED

THE GRANTOR(S) John D Tutwiler and Susanne M Connolly, 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 Robert Eugene Cooper and Alison Lee Cooper, a married couple

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): 21 AND PTN 67 EAGLEMONT PH IA

Tax Parcel Number(s): P104288 / 4621-000-021-0000,

Subject to:

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

2018 3404
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 01 2018

Amount Paid \$ 8549.⁵⁰
Skagit Co. Treasurer
By *IAF* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2018



John D Tutwiler




Susanne M Connolly

State of NE
County of Sarpy

I certify that I know or have satisfactory evidence that John D Tutwiler and Susanne M Connolly are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/27/18



Name: Amy L Ashbrook
Notary Public in and for the State of NE
Residing at: Omaha NE
My appointment expires: 4-12-21



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P104288 / 4621-000-021-0000

Lot 21, EAGLEMONT PHASE 1A, according to the plat thereof, recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington.

TOGETHER WITH that portion of the Northwest Quarter of Section 27, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at the Southeast corner of Lot 21, of the Plat of Eaglemont Phase 1A, recorded January 25, 1994, in Volume 15 of Plats, pages 130 through 146, under Auditor's File No. 9401250031, records of Skagit County, Washington, and the true point of beginning;

Thence North 79°42'12" West along the South line of said Lot 21, a distance of 75.04 feet to an angle point in said South line;

Thence continue along the South line of said Lot 21 South 38°52'47" West, 16.30 feet to the Southwest corner of said Lot 21;

Thence South 89°30'23" East, a distance of 84.07 feet to the true point of beginning.

(Also known as a portion of Lot 67, Eaglemont Phase 1A, according to the plat thereof recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington).

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 **PLAT OF EAGLEMONT PHASE 1A:**

Recording No: 9401250031

2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Auditor's No(s): 9311020145, 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, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;
Recorded: January 25, 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

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

EXHIBIT "B"Exceptions
(continued)

AMENDED by instrument(s):

Recorded: December 11, 1995

Auditor's No(s): 9512110030, records of Skagit County, Washington

6. Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Auditor's File No. 9212100080, records of Skagit County, Washington, 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 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.
7. 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

Recording Date: December 20, 1995

Recording No.: 9512200068

As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee

As Follows: Said premises

8. Agreement including the terms, covenants and provisions thereof

Executed by: Sea-Van Associates, Inc., et al

Recording Date: February 22, 1996

Recording No.: 9602220028

Affects: Said premises

9. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
- From: The State of Washington
- Recorded: February 6, 1942
- Auditor's No.: 349044, records of Skagit County, Washington
- Executed By: English Lumber Company

EXHIBIT "B"Exceptions
(continued)

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.

10. Covenants, conditions, and restrictions contained in instrument(s), 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: October 9, 1997
Auditor's No(s): 9710090071, records of Skagit County, Washington
Executed By: Sea-Van Investments Associates
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot
11. Development Agreement to Eaglemont Gold Course Community Master Plan
Recording Date: June 2, 2010
Recording No.: 201006020039
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, dues and charges, if any, levied by Eaglemont Homeowner's Association.