

When recorded return to:  
Linda Freed and Merrie Durham  
3905 Dogwood Place  
Mount Vernon, WA 98274



201906280060

08/28/2019 11:38 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620038082

CHICAGO TITLE CO.  
620038082

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred J. Bates and Yvonne L. Bates, 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 Linda Freed, a single woman and Merrie Durham, a single woman

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

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.

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

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

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20192625  
JUN 28 2019

Amount Paid \$ 8,192.11  
Skagit Co. Treasurer  
By *Yham* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 14, 2019

Fred J. Bates  
Fred J. Bates

Yvonne L. Bates  
Yvonne L. Bates

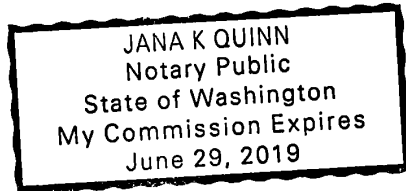
State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that Fred J. Bates and Yvonne L. Bates 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: June 19 2019

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2019



**EXHIBIT "A"**  
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  
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 in the future.)

**EXHIBIT "A"**Exceptions  
(continued)

- 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 "A"**Exceptions  
(continued)

10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.