



201907170032

07/17/2019 10:43 AM Pages: 1 of 6 Fees: \$106.50  
Skagit County Auditor

When recorded return to:

Roger H. Cross and Mary E. Cross  
PO Box 488  
Mount Vernon, WA 98273

GUARDIAN NORTHWEST TITLE CO.  
STATUTORY WARRANTY DEED 19-2532

THE GRANTOR(S) Polyield Summit LLC, a Washington Limited Liability Company, ,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Roger H. Cross and Mary E. Cross, husband and wife

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Lot 150, Eaglemont Phase 1B, Div. No's. 5 & 6

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P124059 & 4883-000-150-0000

Dated: 7-9-19

Polyield Summit LLC, a Limited Liability Company

By: [Signature]  
Edward S. Young, Manager/Partner

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2954  
JUL 17 2019

Amount Paid \$ 10,311.<sup>20</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Edward S. Young is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager/Partner of Polyield Summit LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 9<sup>th</sup> day of July, 2019

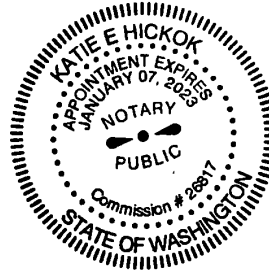


Signature

Notary

Title

My appointment expires: 1-7-23



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 4701 Beaver Pond Drive South, Mount Vernon, WA 98274

Tax Parcel Number(s): P124059 & 4883-000-150-0000

Property Description:

Lot 150, "PLAT OF EAGLEMONT PHASE 1B, DIVISION NOS. 5 AND 6," according to the plat thereof recorded January 10, 2006, under Auditor's File No. 200601100170, records of Skagit County, Washington

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**EXHIBIT B**  
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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Deleted

10. Deleted

11. Deleted

12. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, recorded November 25, 1992 as Auditor's File No. 9211250027.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the

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requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

13. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded August 25, 1993, as Auditor's File No. 9308250085.

14. Easement, affecting a portion of subject property for the purpose of gas pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation, recorded October 11, 1993, as Auditor's File No. 9310110127.

15. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted to Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded November 2, 1993, as Auditor's File No. 9311020145.

16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investments Associates, a Washington General Partnership, dated January 11, 1994, recorded January 25, 1994, as Auditor's File No. 9401250030.

Above covenants, conditions and restrictions were amended on December 11, 1995, March 13, 1996 and January 31, 2000 and recorded December 11, 1995, March 18, 1996 and February 1, 2000, as Auditor's File No's. 9512110030, 9603180110 and 200002010099.

17. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.

18. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, named Eaglemont, Phase 1B, Divisions 5 and 6, recorded January 10, 2006, as Auditor's File No. 200601100170.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

19. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Eaglemont, Phase 1A recorded January 25, 1994 as Auditor's File No. 9401250031.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

## 20. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sea-Van, LLC  
And: City of Mount Vernon, a Washington municipal corporation  
Dated: May 26, 2010  
Recorded: June 2, 2010  
Auditor's No.: 201006020039  
Regarding: Development agreement amending master plan

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UNOFFICIAL DOCUMENT

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