

When recorded return to:

Guy L. Vallee and Marla L. Vallee
P.O. Box 1199
LaConner, WA 98257

GNW 21-11121

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carroll C. Leonovich, as her separate estate, 31884 S Skagit Hwy, Sedro-Woolley, WA 98284

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

in hand paid, conveys, and warrants to Guy L. Vallee and Marla L. Vallee, a married couple

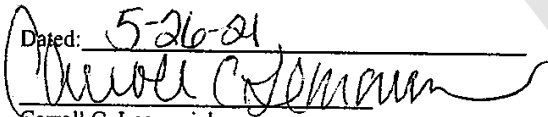
the following described real estate, situated in the County Skagit, State of Washington:

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

Abbreviated legal description: Property 1:
Lot 152, EAGLEMONT PHASE IB, DIV. 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): P124061

Dated: 5-26-21

Carroll C. Leonovich

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2379
May 28 2021
Amount Paid \$1285.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

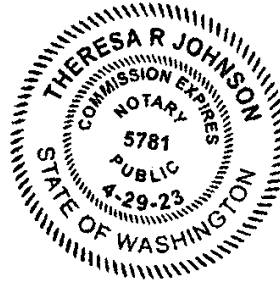
I certify that I know or have satisfactory evidence that Carroll C. Leonovich is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 26th day of May, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 4629 Beaver Pond Drive South, Mount Vernon, WA 98274
Tax Parcel Number(s): P124061

Property Description:

Lot 152, "PLAT OF EAGLEMONT PHASE IB, DIVISION NOS. 5 AND 6", according to the plat thereof recorded January 10, 2006, under Auditor's File No. 200601100170, Skagit County, Washington.

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EXHIBIT B

21-11121-TJ

1. RESERVATIONS CONTAINED IN DEED

Executed by:

James E. Moore and Myrtle Moore, his wife

Recorded:

February 4, 1942

Auditor's No:

348986

As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects Northeast 1/4 of the Southwest 1/4; EXCEPT the Northwest 1/4 thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

2. Reservations contained in deed from the State of Washington, executed by, Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz recorded October 22, 1918 under Auditor's File No. 128138, reserving, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

3. Reservations contained in deed from the State of Washington, executed by, Atlas Lumber Company, recorded April 18, 1914, under Auditor's File No. 102029, reserving all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

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

5. 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.

6. 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.

7. 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.

8. 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.

Statutory Warranty Deed
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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.

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

10. 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.

11. 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".

12. 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

13. Any tax, fee, assessments or charges as may be levied by Eaglemont Homeowner's Association.