

When recorded return to:
Timothy M. Woodmansee
Eaglemont Ridge LLC
PO Box 619
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050003

CHICAGO TITLE
620050003

STATUTORY WARRANTY DEED

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

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Eaglemont Ridge LLC, a Washington limited liability company

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): Ptn. 67, Eaglemont Phase 1A

Tax Parcel Number(s): P133779 / 4621-000-068-1007

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222622

Jun 24 2022

Amount Paid \$18685.00

Skagit County Treasurer

By Josie Bear Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 20, 2022

Polyield Summit, LLC

BY: [Signature]
Edward S.K. Young
Manager

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Ed 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 Manager of Polyield Summit, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 20, 2022

[Signature]
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P133779 / 4621-000-068-1007

That portion of Lot 67 of the Plat of Eaglemont, Phase 1A, as approved December 15, 1993 and recorded January 25, 1994 under Auditor File Number 9401250031, records of Skagit County, Washington, described as follows:

Commencing at a common angle point in the boundary of Lot 67 and Lot 68 and on the Southerly margin of "Eaglemont Drive" and that 60 foot access and utility easement the location of which is as shown on Sheet 16 of 17 of said Plat of Eaglemont Phase 1A; thence North 80°58'56" West, along said Southerly margin of "Eaglemont Drive" and that 60 foot access and utility easement, 97.86 feet; thence continuing along said margin the following courses; thence along a curve to the right having a radius of 355.00 feet through a central angle of 38°25'56" an arc distance of 238.12 feet; thence along a curve to the right having a radius of 480.00 feet through a central angle of 19°00'54" an arc distance of 159.30 feet to the true point of beginning; thence leaving said right of way South 68°12'27" West 117.70 feet; thence along a curve to the right having a radius of 270.00 feet through a central angle of 70°40'35" an arc distance of 333.05 feet; thence North 41°06'58" West 21.42 feet; thence South 48°53'02" West 124.65 feet; thence North 41°06'58" West 92.08 feet; thence North 27°35'43" West 138.85 feet; thence North 38°50'22" West 167.30 feet; thence North 26°03'22" West 274.17 feet; thence North 63°36'01" East 133.35 feet; thence South 30°07'51" East 143.79 feet; thence Southeasterly along a non-tangent curve concave to the Southwest whose radius point bears South 20°16'50" East a distance of 50.00 feet through a central angle of 105°31'08" an arc distance of 92.08 feet; thence South 68°28'33" East 106.45 feet; thence South 41°06'58" East 225.00 feet; thence South 24°04'59" East 86.44 feet; thence South 45°06'08" West 83.54 feet; thence South 41°06'58" East 21.42 feet; thence along a curve to the left having a radius of 220.00 feet through a central angle of 70°40'35" an arc distance of 271.38 feet; thence North 68°12'27" East 118.78 feet to the Southwesterly margin of said "Eaglemont Drive"; thence Southeasterly along a non-tangent curve concave to the Northeast whose radius point bears North 72°26'15" East a distance of 480.00 feet through a central angle of 5°58'21" and having an arc distance of 50.03 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions and restrictions contained in Deed 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: February 4, 1942
Recording No.: 348986

2. Reservations contained in Deed, including the terms, covenants and provisions thereof

Recording Date: October 22, 1918
Recording No.: 128138

3. Covenants, conditions and restrictions contained in Deed 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: April 18, 1914
Recording No.: 102029

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Survey:

Recording No: 9211250027

Modified by Recording No. 201612200009

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: November 2, 1993
Recording No.: 9311020145

EXHIBIT "B"**Exceptions
(continued)**

6. Covenants, conditions and restrictions 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: January 25, 1994
Recording No.: 9401250030

Amended by:
Recording No.: 9512110030
Recording No.: 9603180110
Recording No.: 200002010099

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Sea-Van Investments Associates
Purpose: Utilities
Recording Date: June 12, 2007
Recording No.: 200706120026

9. Development Agreement and Master Plan, including the terms, covenants and provisions thereof

Recording Date: June 2, 2010
Recording No.: 201006020039

Said document references various unrecorded amendments to said Master Plan.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.
Purpose: Utilities
Recording Date: February 1, 2011

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201102010151

11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1
Purpose: Water pipelines and related facilities
Recording Date: May 20, 2011
Recording No.: 201105200068

12. Water Service Contract, including the terms, covenants and provisions thereof

Recording Date: June 16, 2011
Recording No.: 201106160123

13. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Boundary Line Adjustment Survey:

Recording No: 201612200009

14. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Fancywood International
Purpose: Ingress, egress and utilities
Recording Date: December 20, 2016
Recording No.: 201612200005

15. Assessments, if any, levied by Eaglemont Homeowners Association.
16. Assessments, if any, levied by Mount Vernon.
17. City, county or local improvement district assessments, if any.