

When recorded return to:
Elizabeth Wilson and Michael F. Wilson
4312 Landmark Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236533
May 18 2023
Amount Paid \$11698.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620053681

Escrow No.: 620053681

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary M. Carney, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Elizabeth Wilson and Michael F. Wilson, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 24, "PLAT OF EAGLEMONT, PHASE 1A", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 130 THROUGH 146, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P104291 / 4621-000-024-0003

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 5-17-2023

Mary M Carney
Mary M. Carney

State of Washington

County of Skaqit

This record was acknowledged before me on May 17 2023 by Mary M. Carney.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 06/29/2023

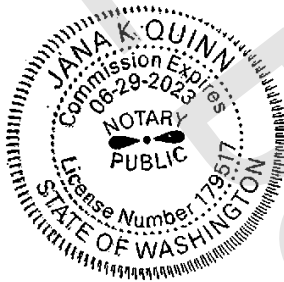


EXHIBIT "A"
Exceptions

1. 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

Recording No.: 349044

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.

Note: No determination has been made regarding the current ownership of said reserved rights.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company, a Washington corporation

Purpose: Electric transmission and distribution system

Recording Date: August 25, 1993

Recording No.: 9308250085

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: October 11, 1993

Recording No.: 9310110127

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

4. Easement, including the terms and conditions thereof, granted by instrument;

EXHIBIT "A"

Exceptions
(continued)

Recorded: November 2, 1993
 Recording No.: 9311020145
 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

5. Covenants, conditions 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

Recorded: January 25, 1994
 Recording No.: 9401250030
 Executed By: Sea-Van Investments Association

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 1995
 Recording No.: 9512110030

Modification(s) of said covenants, conditions and restrictions

Recording Date: March 18, 1996
 Recording No.: 9603180110

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
 Recording No.: 200002010099

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 1, 2000
 Recording No.: 200002010100

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Eaglemont Homeowners Association

EXHIBIT "A"Exceptions
(continued)Recording Date: January 25, 1994
Recording No.: 9401250030

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by City of Mount Vernon.
10. Dues, Charges and/or Assessments, if any, levied by Eaglemont Homeowner's Association.
11. City, county or local improvement district assessments, if any.