

**When recorded return to:**  
Joan D. Stamm  
4824 New Woods Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20237689  
Aug 16 2023  
Amount Paid \$11146.20  
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**

620054702

Escrow No.: 620054702

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Shirley R. Johnson, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Joan D. Stamm, an unmarried person

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.)

PTN LT 40, THE "PLAT OF EAGLEMONT, PHASE 1A"

Tax Parcel Number(s): P104306 / 4621-000-040-0009

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

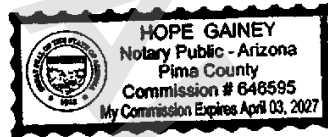
Dated: 8-11-23

Shirley R. Johnson  
Shirley R. Johnson

State of Arizona  
County of Pima

This record was acknowledged before me on August 11, 2023 by Shirley R. Johnson.

Hope Gainey  
(Signature of notary public) Hope Gainey  
Notary Public in and for the State of Arizona  
My commission expires: 4/3/2027



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P104306 / 4621-000-040-0009**

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LOT 40, OF THE "PLAT OF EAGLEMONT, PHASE 1A", RECORDED JANUARY 25, 1994 IN VOLUME 15 OF PLATS, PAGE(S) 130 TO 146, UNDER AUDITOR'S FILE NO. 9401250031.

TOGETHER WITH THAT PORTION OF THE NORTHEAST ¼ OF SECTION 27, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., HEREIN REFERENCED TO AS PARCEL "A", DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 40 IN THE "PLAT OF EAGLEMONT, PHASE 1A", RECORDED JANUARY 25, 1994, IN VOLUME 15 OF PLATS, PAGE(S) 130 TO 146, UNDER AUDITOR'S FILE NO. 9401250031;  
THENCE SOUTH 1°15'52" WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 40, A DISTANCE OF 19.72 FEET;  
THENCE SOUTH 72°38'16" EAST A DISTANCE OF 72.86 FEET TO THE SOUTHEAST CORNER OF SAID LOT 40;  
THENCE NORTH 53°14'14" WEST ALONG THE SOUTH LINE OF SAID LOT 40, A DISTANCE OF 69.12 FEET;  
THENCE NORTH 89°37'13" WEST A DISTANCE OF 13.73 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF 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, restrictions 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

Recording Date: January 25, 1994  
Recording No.: 9401250030

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

7. 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, a Washington nonprofit corporation, its successors and assigns  
Recording Date: January 25, 1994  
Recording No.: 9401250030

8. 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 the Plat of Eaglemont Phase IA:

**EXHIBIT "B"**

Exceptions  
(continued)

Recording No: 9401250031

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. Assessments, if any, levied by Mt Vernon.
11. Assessments, if any, levied by Eaglemont Homeowners Association.
12. City, county or local improvement district assessments, if any.