202307070072
07/07/2023 03:39 PM Pages: 1 of 5 Fees: $207.50
Skagit County Auditor, WA

UNOFFICIAL DOCUMENT

When recorded return to:
Cris Sullivan
1310 Olympic Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237195
Jul 07 2023
Amount Paid $13869.60
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620054387

Escrow No.: 620054387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Drusilla A. Hill, 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 Cris Sullivan, married as separate property

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

LOT 85, "PLAT OF EAGLEMONT, PHASE 1B, DIVISION 4, " AS PER PLAT RECORDED ON AUGUST 8, 2005 UNDER AUDITOR'S FILE NO 200508080162, 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): P123095 / 4866-000-085-0000

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: June 29, 2023

Drusilla A. Hill

Drusilla A. Hill

State of Washington
County of Skagit
This record was acknowledged before me on 6-29-2023 by Drusilla A. Hill.

(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

JENNIFER BRAZIL
Notary Public
State of Washington
Commission # 187468
My Comm. Expires Jul 25, 2024

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EXHIBIT "A"
Exceptions

1. 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 1B Division 4:

   Recording No: 200508080162

2. Easement, including the terms and conditions thereof, granted by instrument(s);
   Recorded: October 11, 1993
   Auditor's No(s).: 9310110127, records of Skagit County, Washington
   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.

3. Easement, including the terms and conditions thereof, granted by instrument;
   Recorded: November 2, 1993
   Auditor's No.: 9311020145, records of Skagit County, Washington
   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

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
   Recorded: August 7, 2003
   Auditor's No(s).: 200308070005, records of Skagit County, Washington
   In favor of: Comcast of Washington, IV, Inc.
   For: Installation and Maintenance of Cable

5. 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

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EXHIBIT "A"

Exceptions
(continued)

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: Sea-Van Investments Association, a Washington corporation
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 Survey:

Recording No: 9212100080

8. 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 5, 1999
Recording No.: 9901050007

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EXHIBIT "A"

Exceptions
(continued)

9. Reservations and recitals contained in the Deed as set forth below:

   Recording Date: January 6, 2006
   Recording No.: 200601060114

   Said document provides for, among other things, the following:

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

11. Assessments, if any, levied by Mt Vernon.

12. City, county or local improvement district assessments, if any.