

When recorded return to:
John Edgington and Michale Edgington
1016 Chestnut Loop
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

P. O. Box 638
Mount Vernon, WA 98273
Order No.: 620010689



201006040068
Skagit County Auditor

6/4/2010 Page 1 of 3 3:39PM

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Landed Gentry Custom Home Group, LLC, a Washington limited liability company for and in consideration of Ten (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to John R. Edgington and Michale S. Edgington, husband and wife

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

Lot 32, PLAT OF MONTREAU, PHASE 1, as per plat recorded on July 23, 2007 under Auditor's File No. 200707230124, records of Skagit County, Washington.

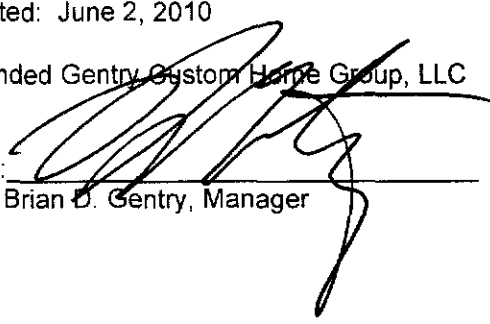
Situated in Skagit County, Washington

Tax Parcel #: 4935-000-032-0000 P126425

Subject to: Covenants, commitments, restrictions and easements of record as described in Schedule B, Special Exceptions, Paragraphs 1 thru 14 of Chicago Title Insurance Company's commitment for title insurance order 620010689.


Dated: June 2, 2010

Landed Gentry Custom Home Group, LLC

BY: 
Brian D. Gentry, Manager

1642
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 04 2010

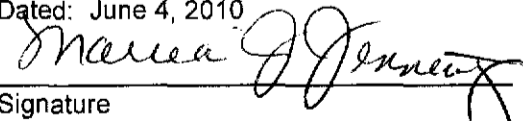
Amount Paid \$ 6039.²⁰
Skagit Co. Treasurer
By  Deputy

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Brian D. Gentry is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of Landed Gentry Custom Home Group, LLC, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 4, 2010

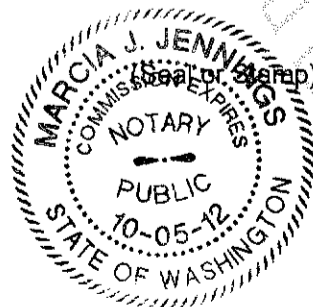

Signature

Notary Public in and for the State
Title of WA.

My appointment expires: 10/5/2012

Marcia J. Jennings

Statutory Warranty Deed (LPB 10-05)
WA0000059.doc / Updated: 03.19.10



Printed: 06.02.10 @ 03:51PM
WA-CT-7021-0017-620010689

SCHEDULE B

SPECIAL EXCEPTIONS

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 9, 1985
 Auditor's No(s): 8512090055, records of Skagit County, Washington
 In favor of: Public Utilities District No. 1
 For: Water pipe line
 Affects: A portion of said premises

2. Charges in lieu of assessment as set forth on the face of Short Plat Nos. MV-20-81 and MV-1-83, as follows:

 The charge in lieu of assessment for each lot in this subdivision shall be (see below). (This charge includes a credit of Lateral Fee for installed sewer lines). A standard participation contract must be executed and the said amount paid prior to issuance of a sewer permit.

 To be determined at future subdividing or building.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 said Short Plat No. MV-20-81:

4. Agreement and Easement, including the terms and conditions thereof, entered into;
 By: Burr C. Reeve and Esther C. Reeve, husband and wife
 And Between: Cedar Development Corp. et al
 Recorded: October 4, 1989
 Auditor's No.: 8910040097, records of Skagit County, Washington
 Providing: Easement Agreement relating to roadway, drainage and utilities

 AMENDED by instrument(s):
 Recorded: June 14, 1993 and June 14, 1993
 Auditor's No(s): 9306140112 and 9306140111, records of Skagit County, Washington

5. Agreement and Easement, including the terms and conditions thereof, entered into;
 By: Sea-Van Investment Associates
 And Between: Burr C. Reeve and Esther E. Reeve
 Recorded: June 14, 1993
 Auditor's No.: 9306140119, records of Skagit County, Washington
 Providing: Easement Relocation Agreement

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 30, 2006
 Auditor's No(s): 200610300144, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

7. Easement contained in Dedication of said plat;
 For: All necessary slopes for cuts and fills
 Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 said Plat.

9. 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, 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 in the document

10. Easement delineated on the face of said plat;
 For: Public Utility and sidewalk
 Affects: 10 feet adjacent to said streets and access tracts



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SCHEDULE B

(continued)

11. Easement delineated on the face of said plat;
For: Storm drain
Affects: The East 10 feet of Lots 24-37, the North 5 feet of Lots 36, 30, 27 and 24, the East 10 feet of Lots 67-69, the North 5 feet and the West 5 feet of Lot 76, the North 10 feet of Lots 11-12 and the Southerly 10 feet of Lots 11 and 13
12. Easement delineated on the face of said plat;
For: Access and utilities
Affects: Tracts 904, 905, 907 and 909
13. 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, 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 in the document
Recording Date: May 1, 2008
Recording No.: 200805010004
14. 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, 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 in the document
Recording Date: May 16, 2008
Recording No.: 200805160148

Skagit County Right To Farm Ordinance

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

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