

When recorded return to:  
James D. Montgomery and Angie S. Montgomery  
1862 State Route 20  
Sedro Woolley, WA 98284



201212130047  
Skagit County Auditor

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Recorded at the request of:

File Number: 104975

### Statutory Warranty Deed

104975  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Steven A. Stafford and Kim L. Stafford, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James D. Montgomery and Angie S. Montgomery, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 47 Tinas Coma

Tax Parcel Number(s): P117082, 4755-000-047-0000

Lot 47, "PLAT OF TINAS COMA", as per plat recorded on August 11, 2000, under Auditor's File No. 200008110004, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 12-12-12

[Signature]  
Steve Stafford

[Signature]  
Kim Stafford

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20123990  
DEC 13 2012

STATE OF Washington )  
COUNTY OF Skagit ) SS:

Amount Paid \$ 1322.<sup>20</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Steve Stafford and Kim Stafford, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12-12-12

[Signature]  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at Mt Vernon  
My appointment expires: 1/07/2015

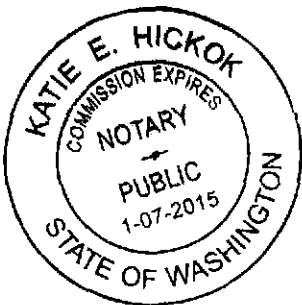


Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 104975

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Executed by: David A. Welts  
Recorded: July 10, 1996  
Auditor's No: 9607100037  
As Follows:

"Grantor reserves to himself areas known as the Cross, ATT Wireless Service fka Telpage Northwest, and an area known as the Landfill, and easements for ingress and egress and utilities to these parcels, all of which matters are contained in a document entitled 'BURLINGTON HILL AGREEMENT', executed contemporaneously with this document."

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9512290071.

**B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Tinas Coma  
Recorded: August 11, 2000  
Auditor's No: 200008110004

**C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: August 16, 2000  
Recorded: August 24, 2000  
Auditor's No: 200008240005  
Executed by: Property Investors, LLC, a Washington limited liability company

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Continental Telephone Company, State of Washington,  
County of Skagit. Nationwide Cablevision, Puget Sound  
Power and Light  
Dated: Not Disclosed  
Recorded: July 6 1977  
Auditor's No: 859943  
Purpose: Utility purposes  
Area Affected: That part of vacated Anacortes Street in Lots 32, 33. Tracts  
"H" and "J"



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E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Crowther Properties LLC  
Recorded: June 26, 2009  
Auditor's No.: 200906260093  
Area Affected: A 10 foot strip in common areas Tracts B and C

F. Any tax, fee, assessments or charges as may be levied by Tinas Coma Homeowner's Association.



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