



201408250069

Skagit County Auditor \$74.00  
8/25/2014 Page 1 of 3 11:43AM

When recorded return to:  
Michael P. Greve and Marjorie K. Whiting  
1152 Chestnut Loop  
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620021933

CHICAGO TITLE  
620021933

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynn S. Clay and Mary E. Richards, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael P. Greve and Marjorie K. Whiting, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 15, MONTREAUX PHASE 1, according to the Plat thereof recorded July 23, 2007, under  
Auditor's File No. 200707230124, records of Skagit County, Washington

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P126408 / 4935-000-015-0000

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
Chicago Title Company Order 620021933, Schedule B, Special Exceptions; and Skagit Country Right  
To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: August 18, 2014

Lynn S. Clay  
Lynn S. Clay  
Mary E. Richards  
Mary E. Richards

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2014 3094  
AUG 25 2014

Amount Paid \$6350.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

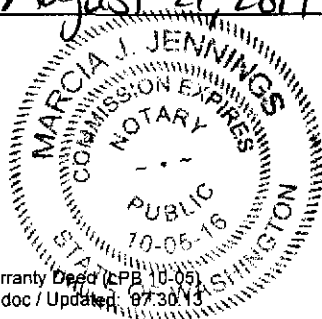
State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Lynn S. Clay and Mary E. Richards  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: August 21, 2014

Marcia J. Jennings

Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley WA  
My appointment expires: 10/5/2016



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. Notes contained on the face of Short Plat No. MV-20-81, as follows:  
 Those minimum street improvements as required under Section 16.32.034 E. adjoining Tract D in this Short Plat shall be constructed at such time as one of the following conditions occur:  
  
 Building permit application for a residence on said Tract D.  
 Tract D is further subdivided by plat or short plat.  
 In the event an L.I.D. is proposed, requested or established by the City of Mount Vernon.
  
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. 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 **MONTREAUX PHASE 1:**  
 Recording No: 200707230124
  
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: May 16, 2008  
Recording No.: 200805160148



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**SCHEDULE "B"**  
Special Exceptions  
(continued)

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, 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: May 1, 2008  
Recording No.: 200805010004

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2011, April 3, 2012 and February 27, 2014  
Recording No.: 201108290064, 201204030049 and 201402270014

10. Assessments, if any, levied by City of Mount Vernon.
11. City, county or local improvement district assessments, if any.
12. Dues, charges and assessments, if any, levied by Montreaux Phase 1 Homeowner's Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**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, 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.

