



201508280142

Skagit County Auditor \$74.00
8/28/2015 Page 1 of 3 3:44PM

When recorded return to:
Robert D. Boomer and Clarice A. Boomer

Recorded at the request of:
Guardian Northwest Title
File Number: 109749

Statutory Warranty Deed

109749
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Douglas Melvin Seitz, Trustee of The Douglas Melvin Seitz Living Trust, as amended and restated September 2, 2010 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert D. Boomer and Clarice A. Boomer, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 33, Montreaux

Tax Parcel Number(s): P126426, 4935-000-033-0000

Lot 33, "PLAT OF MONTREAU, PHASE 1," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, 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 8/27/2015

The Douglas Melvin Seitz Living Trust

Douglas Melvin Seitz, Trustee
By: Douglas Seitz, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153475
AUG 28 2015

Amount Paid \$5,523.00
Skagit Co. Treasurer
By M.M. Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that The Douglas Melvin Seitz Living Trust, 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: 8-27-15



Katie Sander
Printed Name: Katie Sander
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 6-23-2019

Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat MV-20-81
Recorded: October 28, 1981
Auditor's No.: 8110280008

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat MV-1-83
Recorded: April 27, 1983
Auditor's No.: 8304270013

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: December 9, 1985
Recorded: December 9, 1985
Auditor's No. 8512090055
Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines with the right of ingress to and from the same
Area Affected: West 30 feet and the South 30 feet of Tract D, Short Plat No. MV-20-81

NOTE: By instrument recorded October 4, 1989 under Auditor's File No. 8910040097, the easement over the West 30 feet was relinquished.

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Burr C. Reeve and Esther C. Reeve, husband and wife
And: Cedar Development Corp, et al
Recorded: October 4, 1989
Auditor's No. 8910040097
Regarding: Easement Agreement relating to roadway, drainage and utilities

AMENDED BY INSTRUMENT:

Recorded: June 14, 1993
Auditor's No. 9306140111 and 9306140112

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sea-Van Investment Associates
 And: Burr C. Reeve and Esther E. Reeve
 Recorded: June 14, 1993
 Auditor's No.: 9306140119
 Regarding: Easement Relocation Agreement

F. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.
 Recorded: October 30, 2006
 Auditor's No.: 200610300144
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Montreaux, Phase 1, a Planned Unit Development
 Recorded: July 23, 2007
 Auditor's No.: 200707230124

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

Recorded: May 1, 2008
 Auditor's No.: 200805010004
 Executed By: Montreaux 1, LLC, a Washington Limited Liability Company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

Recorded: August 23, 2010, August 29, 2011, April 3, 2012 and February 27, 2014
 Auditor's Nos.: 201008230281, 201108290064, 201204030049 and 201402270019

Said covenants affecting other Lots purport to affect Tracts 905, 907 and 909 among others.

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

Recorded: May 16, 2008
 Auditor's No.: 200805160148
 Executed By: Montreaux 1, LLC

Guardian Northwest Title and Escrow, Agent for
 First American Title Insurance Company