



201604290148

When recorded return to:
John Emil Whitman and Judith A. Whitman
1135 Chestnut Loop
Mount Vernon, WA 98274

Skagit County Auditor \$76.00
4/29/2016 Page 1 of 4 11:59AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620026801

CHICAGO TITLE
620026801 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Barbara A. Price and Robert N. Masterman, Jr., 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 John Emil Whitman and Judith A. Whitman, a married couple

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

Lot 75, Montreaux Phase 1, according to the plat thereof, recorded July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P126468, 4935-000-075-0000

Subject to:

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

Dated: April 21, 2016

Barbara A. Price
Barbara A. Price

Robert N. Masterman, Jr.
Robert N. Masterman, Jr.

20161656
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 29 2016

Amount Paid \$ *5,665.40*
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that
BARBARA A PRICE and Robert N. Masterman, JR
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: 4/28/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, wa
My appointment expires: 10/1/2019

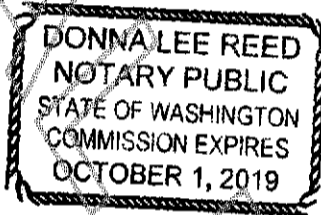


EXHIBIT "A"
Exceptions

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 **MONTREUX PHASE 1:**

Recording No: 200707230124

EXHIBIT "A"

Exceptions
(continued)

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

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, February 27, 2014 and November 24, 2015
Recording No.: 201108290064, 201204030049, 201402270019 and 201511240004

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.