

**When recorded return to:**  
James Jacobs and Elizabeth Jacobs  
933 Chestnut Loop  
Mount Vernon, WA 98274



Skagit County Auditor \$78.00  
8/22/2017 Page 1 of 5 1:41PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173935  
AUG 22 2017

Amount Paid \$ 8725.22  
Skagit Co. Treasurer  
By *BT* Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032002

**CHICAGO TITLE**  
**620032002**

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Gordon W. Mitchell and Patricia L. Mitchell, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to James Jacobs and Elizabeth Jacobs, a married couple

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

Lot 50, "Plat of Montreaux, Phase 1," as per plat recorded on 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): P126443 / 4935-000-050-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 15, 2017

Gordon W. Mitchell  
Gordon W. Mitchell

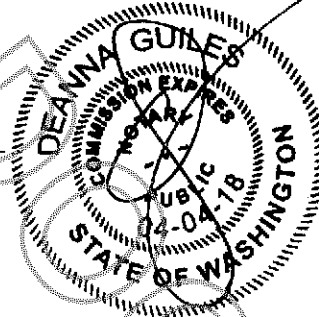
Patricia L. Mitchell  
Patricia L. Mitchell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Gordon W. Mitchell and Patricia L. Mitchell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug 18th 2017

Deanna Guiles  
Name: Deanna Guiles  
Notary Public in and for the State of Washington  
Residing at: Mansville  
My appointment expires: 4/4/18



**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

**EXHIBIT "A"**

Exceptions  
(continued)

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

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 23, 2010, August 29, 2011, April 3, 2012, February 27, 2014 and

**EXHIBIT "A"**

Exceptions  
(continued)

November 24, 2015

Recording No.: 201008230281, 201108290064, 201204030049, 201402270019 and  
201511240004

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: May 1, 2008  
Auditor's No(s): 200805010004, records of Skagit County, Washington  
Imposed By: Montreaux 1, LLC
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.
13. Dues, charges and assessments, if any, levied by Montreaux Phase 1 Homeowner's Association.