

When recorded return to:
Dale Thomas Muellerleile
The Dale and Ellen Muellerleile Living Trust dated
June 14, 2014
4219 Sunray Court
Mount Vernon, WA 98274



201710310153

Skagit County Auditor \$78.00
10/31/2017 Page 1 of 5 1:56PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620032010

Escrow No.: 620032010

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen Plummer, Trustee of the Plummer Revocable Trust u/t/d 10/24/2000

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Dale Thomas Muellerleile and Ellen Mae Muellerteile, Trustees, or their successors in interest, of the Dale and Ellen Muellerleile Living Trust dated June 14, 2014, and any amendments thereto

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

Lot 66, "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 the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P126459/ 4935-000-066-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175136

OCT 31 2017

Amount Paid \$9350⁰⁰
Skagit Co. Treasurer
By *D. Plummer* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2017

Plummer Revocable Trust u/t/d 10/24/2000

BY: Karen Plummer
Karen Plummer
Trustee

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Karen Plummer is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Plummer Revocable Trust u/t/d 10/24/2000 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 27, 2017

Laurea L. Garka
Name: Laurea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

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 **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

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