

When recorded return to:
Darren Westergard and Charissa Westergard
18126 Mariposa Ln
Mount Vernon, WA 98274



201811300098

11/30/2018 03:41 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036642

CHICAGO TITLE

620036642

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dean A. Shelton and Laurinda C. Shelton, 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 Darren Westergard and Charissa Westergard, a married
couple

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

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

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

Lot(s): A SURVEY AF#9308180056 Montborne Heights Tax/Map ID(s):

Tax Parcel Number(s): P74625 / 4135-027-018-0003,

Subject to:

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

20185250
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

NOV 30 2018

Amount Paid \$ 1,696.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 19, 2018

[Signature]
Dean A. Shelton
[Signature]
Laurinda C. Shelton

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Dean A. Shelton and Laurinda C. Shelton
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: November 21, 2018

[Signature]
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74625 / 4135-027-018-0003

Tract A of that certain record of survey entitled, MONTBORNE HEIGHTS (Revised), recorded August 18, 1993, in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington; and being a portion of Lots 1 through 17, Block 23; all of Block 24; Lots 1 through 11, Block 25; Lots 1 through 18, Block 26, and all of Block 27, Plat of the Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 21, 1993
 Auditor's No(s).: 9310210073, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

 EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

 EASEMENT NO. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.

2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 12, 1994
 Auditor's No(s).: 9404120118, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: Operation and maintenance of water lines
 Affects: An easement for operation and maintenance of water line over, under, and through the private road easements as shown on the Boundary Line Adjustment Survey of Montborne Heights recorded in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington.

3. 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 MONTBORNE HEIGHTS (REVISED):

 Recording No: 9308180056

4. Public and private easements, if any, over vacated portion of said premises.

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 19, 1994
 Auditor's No(s).: 9410190052, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Sewer lines

EXHIBIT "B"Exceptions
(continued)

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 25, 1994
 Auditor's No(s): 9402250102, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Sewer lines
7. Agreement, including the terms and conditions thereof; entered into;
 By: Henry Holt
 And Between: Skagit County Sewer District No. 2
 Recorded: August 4, 1994
 Auditor's No.: 9408040038, records of Skagit County, Washington
 Providing: Sewer Service
8. Agreement, including the terms and conditions thereof; entered into;
 By: Henry Holt and D. Anna Strazicich, aka D. Anna Holt
 And Between: Skagit County Sewer District No. 2
 Recorded: March 12, 1993
 Auditor's No.: 9303120033, records of Skagit County, Washington
 Providing: Developer Extension Agreement
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
 Recorded: August 24, 1993
 Auditor's No(s): 9308240005, records of Skagit County, Washington
 Executed By: Henry Holt and D. Anna Strazicich, also known as D. Anna Holt
- AMENDED by instrument(s):
 Recorded: April 22, 1994, May 8, 1995, February 5, 1996, March 28, 1996 and
 January 31, 2005
 Auditor's No(s): 9404220057, 9505080075, 9602050083, 9603280081 and
 200501310276, records of Skagit County, Washington
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: August 24, 1993
 Auditor's No(s): 9308240005, records of Skagit County, Washington
 Imposed By: Montborne Heights Homeowner's Association
11. Assessment, including the terms and conditions thereof disclosed by instrument;
 Recorded: April 22, 1994, May 8, 1995, and February 5, 1996
 Auditor's No.: 9404220057, 9505080075, and 9602050083, records of Skagit
 County, Washington

EXHIBIT "B"Exceptions
(continued)

12. Assessment, including the terms and conditions thereof, disclosed by instrument
Recorded: October 14, 1994
Auditor's No.: 9410140045, records of Skagit County, Washington
For: Acquisition, construction, and installation of a water supply system
Resolution No.: 1640-94 of the Commission of Public Utility District No. 1 of Skagit
County, Wa
Establishing: Local Utility District No. 16
Amount: \$3,960.42, plus interest, if any
Affects: Our tax parcel and other parcels
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Skagit County Sewer District..
15. Assessments, if any, levied by Montborne Heights Homeowners' Association..