



**201904010104**

04/01/2019 11:43 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:  
Paul J. Goebel  
972 Chestnut Loop  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037231

**CHICAGO TITLE**  
620037231

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Elizabeth Jane Brown, as sole trustee of the Brown Family Trust dated January 26, 1990

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Paul J. Goebel, an unmarried person and Constance M. Gacke, an unmarried person, each as their separate estate

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

Lot 59, "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): P126452 / 4935-000-059-0000

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

2019 1158  
**APR 01 2019**

Amount Paid \$ 7837.00  
Skagit Co. Treasurer  
By *HB* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 21, 2019

Elizabeth Jane Brown, as sole trustee of the Brown Family Trust dated January 26, 1990

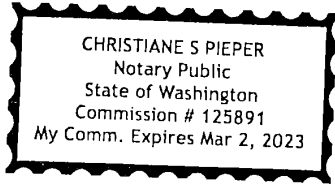
BY Elizabeth Jane Brown Trustee  
Elizabeth Jane Brown  
Sole Trustee

State of Washington  
Wa of King

I certify that I know or have satisfactory evidence that Elizabeth Jane Brown  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of Brown Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3.27.2019

Christiane S Pieper  
Name: Christiane S Pieper  
Notary Public in and for the State of WA  
Residing at: Tacoma  
My appointment expires: 03-02-2023



**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

**EXHIBIT "A"**Exceptions  
(continued)

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 29, 2011, April 3, 2012, February 27, 2014 and November 24, 2015

**EXHIBIT "A"**Exceptions  
(continued)

Recording No.: 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. City, county or local improvement district assessments, if any.
12. Assessments, if any, levied by City of Mount Vernon.
13. Dues, charges and assessments, if any, levied by Montreaux Phase 1 Homeowner's Association.