

When recorded return to:
Gordon Croydon and Barbara Croydon
1057 Adams Court
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500103811

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3684
Sep 16 2020

Amount Paid \$11251.48
Skagit County Treasurer
By Marissa Guerrero Deputy

**INSURED BY
CHICAGO TITLE**
500103811

STATUTORY WARRANTY DEED

THE GRANTOR(S) Montreaux Inc., a Washington corporation

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

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

LOT 14, MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 5, 2019, UNDER AUDITOR'S FILE NO. 201904050014, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P134630 / 6062-000-014-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 11, 2020

Montreaux Inc.
a Washington corporation

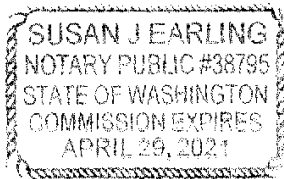
BY: [Signature]
H. Lee Johnson
President

State of WASHINGTON
 COUNTY of SALMONISH

I certify that I know or have satisfactory evidence that H. LEE JOHNSON

(s)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 President of Montreaux Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: SEPTEMBER 15, 2020



[Signature]
Name: SUSAN J. EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS,
My appointment expires: 4.29.21

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. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-20-81:
 Recording No: 8110280008

3. 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
 Auditor's No.: 9306140111, records of Skagit County, Washington

 Recorded: June 14, 1993
 Auditor's No.: 9306140112, records of Skagit County, Washington

4. 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

5. 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

EXHIBIT "A"

Exceptions
(continued)

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County
Purpose: Pipe Line(s)
Recording Date: December 9, 1985
Recording No.: 8512090055
Affects: Portion of said premises

We note an Easement Agreement Relating to Roadway, Drainage and Utilities recorded under Auditor's File No. 8910040097.

7. Resolution No. 900 including the terms, covenants and provisions thereof

Recording Date: January 25, 2016
Recording No.: 201601250025

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.
Purpose: Utilities
Recording Date: August 9, 2018
Recording No: 201808090089
Affects: Said Land

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 2 Planned Unit Development:

Recording No: 201904050014

10. 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: April 5, 2019
Recording No.: 201904050015

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 25, 2019
Recording No.: 201909250093

11. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Montreaux West Homeowners Association
Recording Date: April 5, 2019
Recording No.: 201904050015

12. Agreement for Planned Unit Development

Grantor: Montreaux Inc, a Washington Corporation
Grantee: City of Mount Vernon, a Municipal Corporation
Recording Date: April 5, 2019
Recording No.: 201904050016

13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Montreaux West Homeowners Association.
15. City, county or local improvement district assessments, if any.