

When recorded return to:

Bruce Rawlinson and Carol DePaoli, Trustees of DePaoli-Rawlinson Residence Trust  
1008 Chestnut Loop  
Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED** GNW 20-7489

THE GRANTOR(S) Robert D. Boomer and Clarice A. Boomer, husband and wife, 2209 Vista Lane, Anacortes, WA 98221,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Bruce Rawlinson and Carol DePaoli, Trustees of DePaoli-Rawlinson Residence Trust

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1: \_\_\_\_\_ Lot 33, Montreaux

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P126426

Dated: 10-16-2020

R. D. Boomer  
Robert D. Boomer

C. A. Boomer  
Clarice A. Boomer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4126

Oct 08 2020

Amount Paid \$7157.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

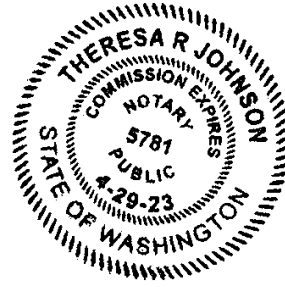
I certify that I know or have satisfactory evidence that Robert D Boomer and Clarice A Boomer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 6<sup>th</sup> day of October, 2020

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4-29-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1008 Chestnut Loop, Mount Vernon, WA 98274  
Tax Parcel Number(s): P126426

**Property Description:**

Lot 33, "PLAT OF MONTREAU, PHASE 1," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

**EXHIBIT B**  
20-7489-TJ

1. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat MV-20-81

Recorded: October 28, 1981

Auditor's No.: 8110280008

2. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat MV-1-83

Recorded: April 27, 1983

Auditor's No.: 8304270013

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington

Dated: December 9, 1985

Recorded: December 9, 1985

Auditor's No. 8512090055

Purpose: The right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines with the right of ingress to and from the same

Area Affected: West 30 feet and the South 30 feet of Tract D, Short Plat No. MV-20-81

NOTE: By instrument recorded October 4, 1989 under Auditor's File No. 8910040097, the easement over the West 30 feet was relinquished.

4. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Burr C. Reeve and Esther C. Reeve, husband and wife

And: Cedar Development Corp. et al

Recorded: October 4, 1989

Auditor's No. 8910040097

Regarding: Easement Agreement relating to roadway, drainage and utilities

AMENDED BY INSTRUMENT:

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-7489-TJ

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Recorded: June 14, 1993

Auditor's No. 9306140111 and 9306140112

5. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Sea-Van Investment Associates

And: Burr C. Reeve and Esther E. Reeve

Recorded: June 14, 1993

Auditor's No. 9306140119

Regarding: Easement Relocation Agreement

6. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co.

Recorded: October 30, 2006

Auditor's No.: 200610300144

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

7. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Montreaux, Phase I

Recorded: July 23, 2007

Auditor's No.: 200707230124

8. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 1, 2008

Auditor's No.: 200805010004

Executed By: Montreaux 1, LLC, a Washington Limited Liability Company

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:

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

Auditor's Nos.: 201008230281, 201108290064, 201204030049 and 201402270019

Said covenants affecting other Lots purport to affect Tracts 905, 907 and 909 among others.

Statutory Warranty Deed  
LPB 10-05

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9. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: May 16, 2008

Auditor's No.: 200805160148

Executed By: Montreaux I, LLC