

When recorded return to:

Bruce A. Johnson and Ellen K. Johnson
909 Chestnut Loop
Mount Vernon, WA 98274

GNW 21-14310

STATUTORY WARRANTY DEED

THE GRANTOR(S) Allan R. Murray and Marsha L. Murray, a married couple, 941 Chestnut Loop, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Bruce A. Johnson and Ellen K. Johnson, a married couple

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 53, PLAT OF MONTREAU, PHASE I

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): P126446

Dated: 1/25/22

Allan R. Murray
Allan R. Murray

Marsha L. Murray
Marsha L. Murray

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-287

Jan 25 2022

Amount Paid \$10319.00
Skagit County Treasurer
By Josie Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-14310-KH

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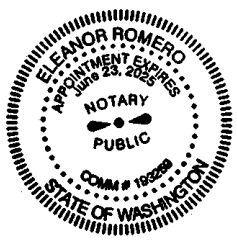
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21st day of January, 2022 by Allan R. Murray and Marsha L. Murray.

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2025



UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 909 Chestnut Loop, Mount Vernon, WA 98274
Tax Parcel Number(s): P126446

Property Description:

Lot 53, "PLAT OF MONTREAU, PHASE I," 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.

EXHIBIT B
21-14310-KH

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat MV-20-81 recorded October 28, 1981 as Auditor's File No. 8110280008.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat MV-1-83 recorded April 27, 1983 as Auditor's File 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:

Recorded: June 14, 1993

Auditor's No. 9306140111 and 9306140112

Statutory Warranty Deed
LPB 10-05

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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. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Montreaux, Phase 1 recorded July 23, 2007 as Auditor's File 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 I, 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.

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

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10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded July 20, 2018 as Auditor's File No. 201807200219 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.