

POOR ORIGINAL

When recorded return to:

James O. Crane III and Leslie I. Crane
515 Brittany Street
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara E. Rutherford, individually and as the surviving spouse of James C. Rutherford

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, conveys, and warrants to James O. Crane, III and Leslie I. Crane, husband and wife

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

Lot 41, "PLAT OF MONTREAU, PHASE 1," 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.

Subject to Exhibit "A" attached hereto and made a part hereof

Abbreviated Legal:

Tax Parcel Number(s): 4935-000-041-0000/P126434

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222934

Jul 15 2022

Amount Paid \$9340.00
Skagit County Treasurer
By Lena Thompson Deputy

LPB 10-05

Dated: July 8, 2022

Barbara E Rutherford

Barbara E. Rutherford

State of Washington
County of Skagit ~~Skagit~~ Whatcom
(RP)

This record was acknowledged before me on 07/13/2022 by Barbara E Rutherford.

Philip Peng
Notary Public

My commission expires: 09/23/2024

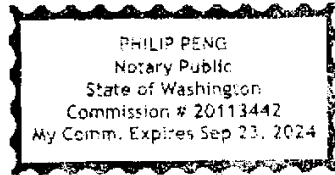


Exhibit "A"

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. MV-20-81
Recorded: October 28, 1981
Auditor's No.: 8110280008

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. MV-1-83
Recorded: April 27, 1983
Auditor's No.: 8304270013

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No 1 of Skagit County, Washington
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 and egress to and from the same
Area Affected: West 30 feet and the South 30 feet of Tract D, Short Plat No. MV-20-81
Dated: December 9, 1985
Recorded: December 9, 1985
Auditor's No.: 8512090055

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

AGREEMENT AND EASEMENT, INCLUDING THE TERMS AND CONDITIONS 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: Agreement relating to roadway, drainage and utilities

AMENDED BY INSTRUMENT:

Recorded: June 14, 1993
Auditor's Nos.: 9306140111 and 9306140112

AGREEMENT AND EASEMENT, INCLUDING THE TERMS AND CONDITIONS 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

EXHIBIT 'A' - Continued

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT(S):

In Favor Of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
Recorded: October 30, 2006
Auditor's No.: 200610300144

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT:

Plat Name: Montreaux, Phase 1
Recorded: July 23, 2007
Auditor's No.: 200707230124

COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: April 29, 2008
Recorded: May 1, 2008
Auditor's No.: 200805010004
Executed By: Montreaux 1, LLC, a Washington Limited Liability Company

Said Document was amended by the following:
201008230281, 201108290064, 201204030049, 201402270019 and 201511250004

COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: April __, 2008
Recorded: May 16, 2008
Auditor's No.: 200805160148
Executed By: Montreaux 1, LLC, a Washington Limited Liability Company

RESOLUTION NO. 900 AND THE TERMS AND CONDITIONS THEREOF:

Recorded: January 25, 2016
Auditor's No.: 201601250025
Regarding: Development of Montreaux Division 2

RESTRICTIVE EASEMENT AGREEMENT FOR LANDSCAPE BUFFER AND THE TERMS, CONDITIONS AND RESTRICTIONS THEREOF:

Recorded: May 1, 2008
Auditor's File No.: 200805010005
Affects: Parcels 40 and 41

Municipal assessments and impact fees, if any, levied by City of Mount Vernon.

Assessments, if any, due and owing Montreaux Community Association.