

When recorded return to:
Timothy Newman and Laurie Newman
1056 Chestnut Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235529

Feb 21 2023

Amount Paid \$10541.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE COMPANY
500140782

Escrow No.: 500140782

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cynthia Michelle Hanna-Harris, trustee, or successor trustee of The Cynthia Michelle Hanna-Harris Trust Dated June 29, 2020

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

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

LOT 27, MONTREAUX PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 2007, UNDER AUDITOR'S FILE NO. 200707230124, 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): P126420 / 4935-000-027-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: **02/15/2023**

Cynthia Michelle Hanna-Harris, trustee, or successor trustee of The Cynthia Michelle Hanna-Harris Trust Dated June 29, 2020

BY: *Cynthia Hanna-Harris*
Cynthia Hanna-Harris
Trustee

State of WASHINGTON

County of SNOHOMISH

This record was acknowledged before me on FEBRUARY 15, 2023 by Cynthia Hanna-Harris as Trustee of The Cynthia Michelle Hanna-Harris Trust Dated June 29, 2020.

Susan J Earling
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 4-29-2025

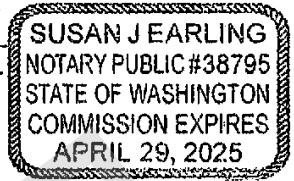


EXHIBIT "A"
Exceptions

1. 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 , Washington, a municipal corporation, its successors or assigns
Purpose: Pipeline(s) and/or main(s) for the transmission and/or distribution of water
Recording Date: December 9, 1985
Recording No.: 8512090055
Affects: Portion of said premises

Amendments to the above mentioned Easement Agreement is recorded under:

Recording Date: June 14, 1993
Recording No.: 9306140111

Amendments to the above mentioned Easement Agreement is recorded under:

Recording Date: June 14, 1993
Recording No.: 9306140112
2. Easement Relocation Agreement and the terms and conditions thereof:

Recording Date: June 14, 1993
Recording No.: 9306140119
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Short Plat No. MV-20-81.
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Short Plat No. MV-1-83.
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc., a Washington corporation

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

Purpose: Electric transmission and/or distribution line
Recording Date: October 30, 2006
Recording No.: 200610300144
Affects: Portion of said premises

6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Montreaux Phase 1:

Recording No: 200707230124

7. Covenants, conditions, restrictions and easements 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 23, 2010
Recording No.: 201008230281

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2011
Recording No.: 201108290064

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 3, 2012
Recording No.: 201204030049

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 27, 2014
Recording No.: 201402270019

Modification(s) of said covenants, conditions and restrictions

EXHIBIT "A"Exceptions
(continued)

Recording Date: November 24, 2015
Recording No.: 201511240004

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

Imposed by: Montreaux Community Association
Recording Date: May 1, 2008
Recording No.: 200805010004

9. Restrictive Easement Agreement for Landscape Buffer and the terms and conditions thereof:

Recording Date: May 1, 2008
Recording No.: 200805010005

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: May 16, 2008
Recording No.: 200805160148

11. Resolution No. 900, and the terms and conditions thereof:

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

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

13. Assessments, if any, levied by Mt Vernon.