

When recorded return to:
Kathy J. Beams
7101 281st Pl NW
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20236668
May 30 2023
Amount Paid \$10879.20
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE CO.

6200 54128

Escrow No.: 620054128

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan L Yahns, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Kathy J. Beams, an unmarried person and Jeffrey A. Young, an
unmarried person

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

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

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

LT 48, PLAT OF MONTREAU, PHASE 1

Tax Parcel Number(s): P126441 / 4935-000-048-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: May 26, 2023

Susan L Yahns
Susan L Yahns

State of Washington
County of Skagit

This record was acknowledged before me on 5-26-2023 by Susan L Yahns.

Jennifer Brazil
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 7-25-2024

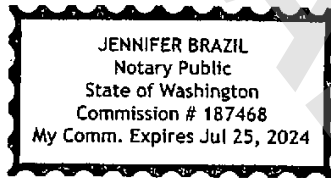


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126441 / 4935-000-048-0000

LOT 48, MONTREAUX PHASE 1, AS PER PLAT RECORDED ON JULY 23, 2007, UNDER RECORDING NO. 200707230124, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
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
Purpose:	Water pipeline
Recording Date:	December 9, 1985
Recording No.:	8512090055
Affects:	Portion of said premises

2. 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.

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-1-83.

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 the Plat of Montreaux Phase 1:

Recording No: 200707230124

5. Easement Agreement relating to Roadway, Drainage and Utilities and the terms and conditions thereof:

Executed By: Burr C. Reeve and Esther C. Reeve, husband and wife and Cedar Development Corp. et al
Recording Date: October 4, 1989
Recording No.: 8910040097

The Amendments for the above mentioned Easement Agreement is recorded under

EXHIBIT "B"Exceptions
(continued)

Recording No: 9306140111

Recording No: 9306140112

6. Easement Relocation Agreement and the terms and conditions thereof:

Executed by: Sea-Van Investment Associates and Burr C. Reeve and Esther E. Reeve

Recording Date: June 14, 1993

Recording No.: 9306140119

7. 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

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

Recording Date: October 30, 2006

Recording No.: 200610300144

Affects: Portion of said premises

8. 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

9. 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 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

EXHIBIT "B"
Exceptions
(continued)

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

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

10. 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

11. The Terms, Conditions and Reservations as disclosed in "Resolution No. 900":

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 the City of Mount Vernon.

14. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service.
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated May 5th 2023
between Jeffrey A. Young Kathy J. Beams ("Buyer")
Buyer Buyer
and Susan Yalms ("Seller")
Seller Seller
concerning 949 Chestnut Loop Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentisier
Jeffrey A Young 05/05/23
Buyer Date

Susan J Yalms 5/2/23
Seller Date

Authentisier
Kathy J. Beams 05/05/23
Buyer Date

Seller Date