

202406050065

06/05/2024 02:49 PM Pages: 1 of 6 Fees: \$308.50
Skagit County Auditor, WA

When recorded return to:
Alan Carter
17145 Sockeye Drive
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20240859
Jun 05 2024
Amount Paid \$13282.20
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
620055969

Escrow No.: 620055969

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pauline A. Sweeney, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Alan Carter and Nona Carter, ~~a married couple~~ husband and wife

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. 28, PLAT OF MONTREAU, PHASE 1, REC NO. 200707230124

Tax Parcel Number(s): P126421 / 4935-000-028-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2024

Pauline A. Sweeney
Pauline A. Sweeney

State of Washington
County of Snohomish
This record was acknowledged before me on 06/04/2024 by Pauline A. Sweeney.

Jana K Quinn
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 06/29/2027

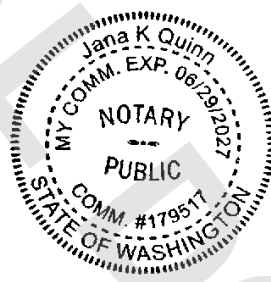


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126421 / 4935-000-028-0000

LOT 28, MONTREUX 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. 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

| | |
|---------------|------------|
| Recording No: | 9306140111 |
| Recording No: | 9306140112 |

5. 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 |

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a

EXHIBIT "B"Exceptions
(continued)

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

7. 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

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

Recording Date: August 29, 2011

EXHIBIT "B"
Exceptions
(continued)

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.