

When recorded return to:
Van Tormohlen and Holly Batt-Tormohlen
509 1st St Unit301
Snohomish, WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20242314
Sep 27 2024
Amount Paid \$13300.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
W20056890

Escrow No.: 620056890

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale Thomas Muellerleile and Ellen Mae Muellerleile as Trustees of the Dale and Ellen Muellerleile Living Trust dated June 14, 2014, and any amendments thereto

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Van Tormohlen and Holly Batt-Tormohlen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 66, "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 COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P126459 / 4935-000-066-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 9/23/24

The Dale and Ellen Muellerleile Living Trust dated June 14, 2014

BY: *Dale Thomas Muellerleile*
Dale Thomas Muellerleile
Trustee

BY: *Ellen Mae Muellerleile*
Ellen Mae Muellerleile
Trustee

State of Washington

County of SKAGIT

This record was acknowledged before me on September 23, 2024 by Dale Thomas Muellerleile and Ellen Mae Muellerleile as Trustee and Trustee, respectively, of The Dale and Ellen Muellerleile Living Trust dated June 14, 2014, and any amendments thereto.

Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

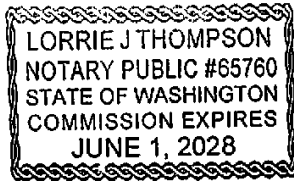


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 9, 1985
 Recording No.: 8512090055, records of Skagit County, Washington
 In favor of: Public Utilities District No. 1
 For: Water pipe line
 Affects: A 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. Agreement and Easement, including the terms and conditions thereof; entered into;
 By: Burr C. Reeve and Esther C. Reeve, husband and wife
 And Between: Cedar Development Corp. et al
 Recorded: October 4, 1989
 Recording No.: 8910040097, records of Skagit County, Washington
 Providing: Easement Agreement relating to roadway, drainage and utilities

 Amended by instrument(s):

 Recording No.: 9306140112
 Recording No.: 9306140111

5. Agreement and Easement, including the terms and conditions thereof; entered into;
 By: Sea-Van Investment Associates
 And Between: Burr C. Reeve and Esther E. Reeve
 Recorded: June 14, 1993
 Recording No.: 9306140119, records of Skagit County, Washington
 Providing: Easement Relocation Agreement

6. Easement, including the terms and conditions thereof, granted by instrument(s);

EXHIBIT "A"

Exceptions
(continued)

Recorded: October 30, 2006
 Recording No.: 200610300144, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

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 No.: 201008230281
 Recording No.: 201108290064
 Recording No.: 201204030049
 Recording No.: 201402270019
 Recording No.: 201511240004
 Recording No.: 201904050015
 Recording No.: 201909250093

EXHIBIT "A"

Exceptions
(continued)

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Montreaux Phase 1 Homeowners Association.
12. Assessments, if any, levied by Mt Vernon.
13. City, county or local improvement district assessments, if any.