

AFTER RECORDING MAIL TO:
Steven G. Klein
18080 Mariposa Lane
Mount Vernon, WA 98273


200004120003
Kathy Hill, Skagit County Auditor
1/12/2000 Page 1 of 5 9:24:59AM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: 04-00027-00
P-92837

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): James Yarnall and Jennifer Yarnall
Grantee(s): Steven G. Klein
Abbreviated Legal: Tr. J Of Montborne Heights

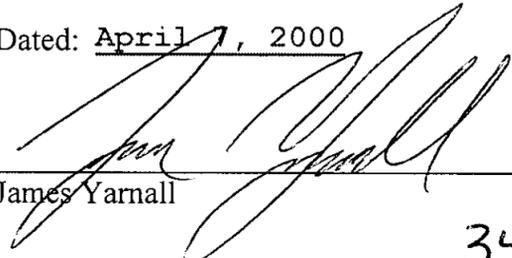
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4135-027-018-0300 P103873

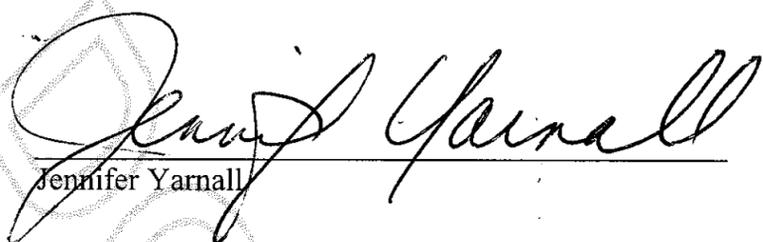
THE GRANTOR James Yarnall and Jennifer Yarnall, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven G. Klein, a single person the following described real estate, situated in the County of Skagit, State of Washington

See Exhibit "A-1", attached hereto, for legal description.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated: April 10, 2000


James Yarnall


Jennifer Yarnall

34755
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 12 2000

Amount Paid \$ 3,105.90
Skagit Co. Treasurer
By  Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James Yarnall & Jennifer Yarnall are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 10, 2000




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: December 31, 2003

Schedule "A-1"

P-92837..

DESCRIPTION:

Tract J of that certain Record of Survey entitled "MONTBORNE HEIGHTS (Revised)", recorded August 18, 1993 in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington, TOGETHER WITH those portions of vacated Street and Alley adjacent to said Lots and Blocks which have reverted to said premises by operation of law.

TOGETHER WITH an non exclusive easement for ingress and egress over those portions of Tract I through N and S through Z delineated as "Private Road Easement" on the face of said survey entitled "MONTBORNE HEIGHTS (REVISED)" and also together with an easement for utilities over that certain 7 foot strip adjacent to the Southerly line of said "Private Road Easement". Excepting therefrom, those portions lying within the main tract above described.

Situate in the County of Skagit, State of Washington.

Jay *Amf*



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Schedule "B-1"

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EXCEPTIONS:

A. DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Henry Holt, et al
And: Skagit County Sewer District No. 2
Recorded: March 12, 1993
Auditor's No.: 9303120033

B. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Survey recorded under Auditor's File No. 9308180056
Purpose: Ingress, egress and utilities
Area Affected: As shown on survey

C. Restrictions imposed by instrument recorded on August 24, 1993, under Auditor's File No. 9308240005, including, but not limited to, liability for assessments, levied by the community association.

FIRST AMENDMENT TO COVENANTS:

Recorded: April 22, 1994
Auditor's No.: 9404220057

SECOND AMENDMENT TO COVENANTS:

Recorded: May 8, 1995
Auditor's No.: 9505080075

THIRD AMENDMENT TO COVENANTS:

Recorded: February 5, 1996
Auditor's No.: 9602050083

FOURTH AMENDMENT TO COVENANTS:

Recorded: March 28, 1996
Auditor's No.: 9603280081

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: An underground electric transmission and/or distribution system

Joy M

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Montborne Heights Homeowners' Association
Purpose:	maintenance of roadways
Area Affected:	An easement for ingress, egress and utilities 35 feet wide with a 40 foot radius cul-de-sac, over, under, and through Lots I, J, K, L, M, and N, shown as "Private Road Easement" on sheet 2 of 2 of the Boundary Line Adjustment Survey of Montborne Heights filed in Volume 14 of Surveys at pages 165-166, under Auditor's File No. 9308180056.
Dated:	December 20, 1994
Recorded:	January 4, 1995
Auditor's No.:	9501040010



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Schedule "B-1"

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EXCEPTIONS CONTINUED:

D. (Continued);

Area Affected:

Easement No. 1: All streets and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Dated:

October 18, 1993

Recorded:

October 21, 1993

Auditor's No.:

9310210073

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Public Utility District No. 1 of Skagit County, Washington

Purpose:

Construction and maintenance of a water line, lines or related facilities

Area Affected:

An easement for operation and maintenance of water line over, under, and through the private road easements and the adjacent 7 foot wide utility easements as shown on the boundary line adjustment survey of Montborne Heights filed in Volume 14 of Surveys at pages 165-166 under Auditor's File No. 9308180056

Dated:

April 5, 1994

Recorded:

April 12, 1994

Auditor's No.:

9404120118



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