

AFTER RECORDING MAIL TO:  
Ruben Del Valle  
14624 127th Avenue N.E.  
Woodinville, WA 98072



200204260185  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-100618-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Omni Group, Inc.  
Grantee(s): Ruben Del Valle, Carmelita Del Valle  
Abbreviated Legal: Lot X, MONTBORNE HEIGHTS records of Skagit County, WA  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4135-025-011-0103/P103864

**THE GRANTOR OMNI GROUP, INC., PROFIT SHARING PLAN TRUST**  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to Ruben Del Valle and Carmelita Del Valle, husband  
and wife  
the following described real estate, situated in the County of Skagit, State of Washington:  
See Attached Exhibit A

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

1807  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated this 15th day of April, 2002

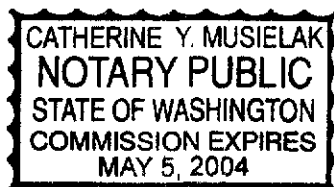
APR 26 2002

By Omni Group, Inc.  
Profit Sharing Plan Trust

By Amount Paid \$ 918.00  
Skagit Co. Treasurer  
By Deputy

By J.J. Magnus, Trustee  
STATE OF WASHINGTON  
County of King } SS:

I certify that I know or have satisfactory evidence that J.J. Magnus  
is the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated that he is  
authorized to execute the instrument and acknowledge it as the Trustee  
of Omni Group, Inc. Profit Sharing Plan Trust  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
Dated: April 18th, 2002



*Catherine Y. Musielak*  
Notary Public in and for the State of WASHINGTON  
Residing at Bellevue  
My appointment expires: 5/05/04

## Exhibit A

Tract "X" 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.

Situate in the County of Skagit, State of Washington.



Schedule "B-1"

S-100618-E

EXCEPTIONS:

A. 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

B. 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

C. 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  
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



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Schedule "B-1"

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EXCEPTIONS CONTINUED:

D. 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

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Public Works  
Purpose: For operation and maintenance of a storm  
water detention facility  
Area Affected: An eighteen and one-half (18.5) foot wide  
strip of land lying Northeasterly of,  
adjacent to, and contiguous with the  
Southwesterly line of Tract B, Tract C and  
Tract D, as shown on survey entitled  
"MONTBORNE HEIGHTS (Amended)," recorded  
in Volume 14 of Surveys at Pages 165 and  
166, under Auditor's File No. 9308180056.

TOGETHER WITH an easement for operation and maintenance of a storm  
water detention facility over, under and through a twenty (20) foot  
wide strip of land lying Southwesterly of, adjacent to, and  
contiguous with the following described line: Beginning at the  
intersection of the Southeasterly line of Tract Y and the  
Northeasterly right-of-way line of the Walker Valley Road as shown on  
the above-described survey; thence North 43°01'31" West, a distance  
of 172.88 feet to the Northerly line of said Tract Y and the end of  
this line description.

Dated: October 11, 1993  
Recorded: October 13, 1993  
Auditor's No.: 9310130094

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a  
municipal corporation  
Purpose: For sewer mains with the necessary  
appurtenances  
Area Affected: 10 foot strips as described therein  
Dated: February 18, 1994  
Recorded: February 25, 1994  
Auditor's No.: 9402250102

G. CONVEYANCE OF SEWER SYSTEM AFFECTING MONTBORNE HEIGHTS:

In favor of: Skagit County Sewer District No. 2  
Recorded: August 4, 1994  
Auditor's No.: 9408040038



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