



200307100080

Skagit County Auditor

7/10/2003 Page

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4 11:31AM

AFTER RECORDING MAIL TO:
Darrell Scott and Vicky Scott
202 N. 8th Street
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107587-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Omni Financial, Inc.
Grantee(s): Darrell Scott and Vicky Scott
Abbreviated Legal Lot E, Montborne Heights (a Survey)
Assessor's Tax Parcel Number(s): 4135-026-018-0104/P103866, P103866

THE GRANTOR OMNI FINANCIAL, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DARRELL SCOTT and VICKY SCOTT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract, "E" 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.

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

Dated July 8, 2003

Omni Financial, Inc,

By J. J. Magnus, President

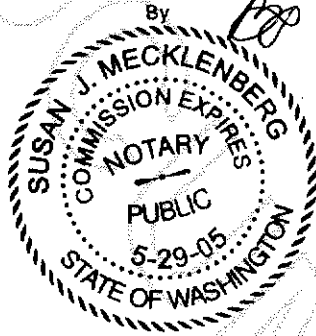
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#3383

JUL 10 2003

742.05

Amount Paid \$
Skagit Co. Treasurer
By Deputy



STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence J.J. Magnus

_____ the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated He is
authorized to execute the instrument and is President
_____ of Omni Financial, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: July 9, 2003

Susan J Mecklenberg

Notary Public in and for the State of Washington

Residing at Seattle

My appointment expires: 05-29-05

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.)
 Area Affected: 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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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: 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 "L" and "S", 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 and 166, under Auditor's File No. 9308180056.
 Dated: December __, 1994
 Recorded: January 4, 1995
 Auditor's No.: 9501040010

F. 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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EXCEPTIONS CONTINUED:

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Skagit County Sewer District No. 2, a municipal corporation
Purpose:	For sewer mains
Area Affected:	A ten (10) foot wide strip of land Northeasterly of, adjacent to, and contiguous with the Southwesterly line of Tract F as shown on survey filed in Volume 14 of surveys at pages 165 and 166, under Auditor's File No. 9308180056
Dated:	February 18, 1994
Recorded:	February 25, 1994
Auditor's No.:	9402250102

H. 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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