

AFTER RECORDING MAIL TO:  
Jesse J. Martin and Laura K. Salie  
P.O. Box 2907  
Mount Vernon, WA 98273

200311260180  
Skagit County Auditor  
11/26/2003 Page 1 of 4 3:52PM

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108807-PE

LAND TITLE COMPANY: SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Omni Group, Inc., Profit Sharing Plan Trust  
Grantee(s): Jesse J. Martin and Laura K. Salie  
Abbreviated Legal Tract Y, Montborne Heights  
Assessor's Tax Parcel Number(s): 4135-025-011-0202, P103865

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 JESSE J. MARTIN, a single person and LAURA K. SALIE, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Tract "Y" 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 November 21, 2003

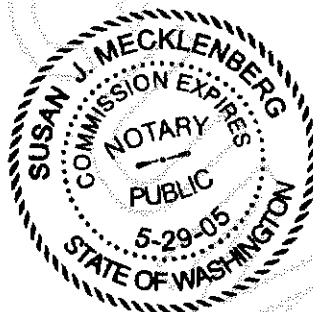
6084  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

NOV 26 2003

Amount Paid \$ 994.50  
Skagit County Treasurer  
By: ltp Deputy

Omni Group, Inc., Profit Sharing Plan Trust

By: James J. Magnus Trustee



STATE OF Washington }  
County of King } SS:

I certify that I know or have satisfactory evidence James J. Magnus  
is \_\_\_\_\_ the person who appeared before  
me, and said person acknowledged that he \_\_\_\_\_ signed this instrument, on oath stated He's  
authorized to execute the instrument and is Trustee  
of Omni Group Inc., Profit Sharing Trust  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 24 November 2003

Susan J Mecklenberg

Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 05/29/05

**Schedule "B-1"**

**108807-PE**

**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



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