



200510140182

Skagit County Auditor

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200309190010

Skagit County Auditor

9/19/2003 Page 1 of 4 8:53AM

## AFTER RECORDING MAIL TO:

Sidney A. Burklund and Patricia H. Burklund  
23525 3rd Avenue SE  
Bothell, WA 98021

Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 108806-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

THIS DEED IS BEING RE-RECORDED TO CORRECT THE LEGAL DESCRIPTION.  
ATTACHED UNDER Schedule "A-1"

## Statutory Warranty Deed

Grantor(s): Omni Financial Group and The Reightley Company Profit Sharing Plan  
Grantee(s): Sidney A. Burklund and Patricia H. Burklund  
Abbreviated Legal Lot W, "MONTBORNE HEIGHTS,"  
Assessor's Tax Parcel Number(s): 4135-024-000-0000, P74622

THE GRANTOR OMNI FINANCIAL, INC., as to 55% interest and in THE REIGHTLEY COMPANY PROFIT SHARING PLAN, as to 45% interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SIDNEY A. BURKLUND and PATRICIA H. BURKLUND, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract "W" 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 September 12, 2003

Omni Financial, Inc.

By: James J. Magnus President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 19 2003

Amount Paid \$ 1147.50  
By Skagit Co. Treasurer  
Deputy

The Reightley Company Profit Sharing Plan

By: Donald R. Reightley, Trustee

Notary for Reightley on page 3 of Schedule "B-1"

STATE OF Washington }

County of Skagit }

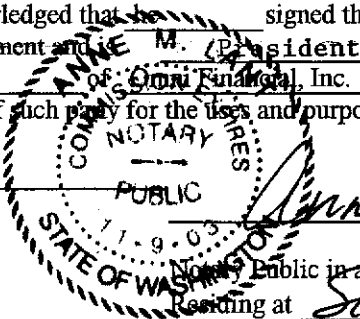
SS:

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

me, and said person acknowledged that he the person who appeared before  
authorized to execute the instrument and he signed this instrument, on oath stated he

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

Dated: 9/16/03



Notary Public in and for the State of Washington

Residing at Seattle

My appointment expires: 11/9/03

## 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.  
Area Affected:  
Dated: October 18, 1993  
Recorded: October 21, 1993  
Auditor's No.: 9310210073

# 5742  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 14 2005

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy



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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 1, 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 with the necessary appurtenances  
Area Affected: 10 foot strips as described therein  
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

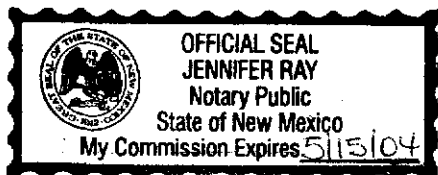
STATE OF New Mexico  
County of Sandoval

I certify that I know or have satisfactory evidence Donald R. Reightley

me, and said person acknowledged that he the person who appeared before  
authorized to execute the instrument and is Trustee signed this instrument, on oath stated he  
of The Reightley Company Profit Sharing Plan  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Sept 17, 2003

Jennifer Ray  
Notary Public in and for the State of New Mexico  
Residing at PO Box 2282 Corrales  
My appointment expires: May 15, 2004



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DESCRIPTION:

Tract "W" 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;

AND ALSO TOGETHER WITH a 25 foot non-exclusive easement for ingress, egress and utilities over and across Tracts "V" and "U" of said Survey "Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, as delineated on said Survey;

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of said Survey "Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, delineated as "Private Road Easement," affecting Tracts Q, R, S, T and U of said Survey;

AND ALSO TOGETHER WITH a 10 foot sewer and drainage easement over and across the Southeasterly portion of Tract "X" of said Survey "Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, as delineated on said Survey.

Situate in the County of Skagit, State of Washington.



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