

When recorded return to:

BRADLEY R. YOUNG and DORI R.  
WHITE-YOUNG  
18020 MARIPOSA LN.  
MOUNT VERNON, WA 98274



200608310189  
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

## STATUTORY WARRANTY DEED

Escrow No.: 16248

Title Order No.: 122521-P

### THE GRANTOR(S)

GARY W. KANGAS and TOME' L. KANGAS, Husband and Wife DBA DENALI HOMES

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

BRADLEY R. YOUNG and DORI R. WHITE-YOUNG, Husband and Wife

the following described real estate, situated in the of Skagit, State of Washington:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

ptn Lots 1-18, Bks 26+27, Montborne  
Tax Parcel Number(s): 4135-024-000-0000

SUBJECT TO: See Exhibit "A" attached hereto.

4507  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: AUGUST 29, 2006

AUG 31 2006

GARY W. KANGAS

TOME' L. KANGAS

Amount Paid \$ 9,794.11  
By Skagit Co. Treasurer  
DC Deputy

STATE OF Washington

) ss.

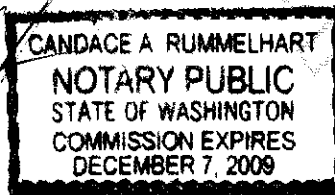
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that GARY W. KANGAS and TOME' L. KANGAS are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 31st August  
day of July, 2006

CANDACE A. RUMMELHART

Notary Public in and for the State of Washington  
residing at LAKE STEVENS  
My Commission Expires: 12/07/09



**EXHIBIT A**

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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**EXHIBIT 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

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

**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

**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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**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

**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

**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

**CONVEYANCE OF SEWER SYSTEM AFFECTING MONTBORNE HEIGHTS:**

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

**LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: October 3, 2005  
Auditor's No.: 200510030185

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Purpose: A nonexclusive perpetual easement over, under, along, across, and through  
Area Affected: The East 10 feet  
Dated: November 30, 2005  
Recorded: December 19, 2005  
Auditor's No.: 200512190134



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