

When Recorded Return to:  
RUSSELL L. LEACH  
CATHERINE M. LEACH  
4317 Sunray Court  
Mount Vernon WA 98274



200809190001  
Skagit County Auditor

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Chicago Title Company - Island Division  
Order No: BE11895 MJJ Title Order No: IC45545

### STATUTORY WARRANTY DEED

THE GRANTOR **MONTREAUX 1, L.L.C., a Washington Limited Liability Company**

for and in consideration of **Four Hundred Thirty-Nine Thousand Forty-Nine and 23/100...(\$439,049.23) DOLLARS** in hand paid, conveys and warrants to **RUSSELL L. LEACH and CATHERINE M. LEACH, husband and wife**

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

Lot 62, MONTREAUX PHASE 1, according to the plat thereof, recorded July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

Situated in Skagit County, Washington

Tax Parcel Number(s): ~~340422-0114-0016 / R27538~~ 4935-000-062-0000/P126455

Subject to: Restrictions, reservations and easements of record and Skagit County Right To Farm Ordinance as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

Dated: September 15, 2008

MONTREAUX 1, L.L.C., a Washington limited liability company

  
Brian D. Gentry, Manager

3048  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX


SEP 19 2008

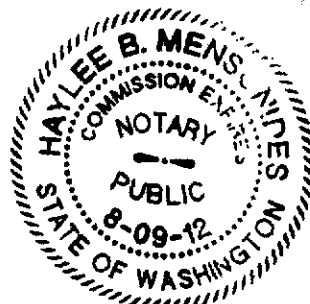
Amount Paid \$ 7820.08  
Skagit Co. Treasurer  
By MF Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Brian D. Gentry, Manager to me known to be the , of of MONTREAUX 1, L.L.C. the entity that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of the said entity, for the uses and purposes therein mentioned, and on oath state that he is authorized to execute the said instrument on behalf of said entity.

Dated: September 15, 2008

  
Haylee E. Mensonides  
Notary Public in and for the State of Washington  
Residing at Cedar Valley, Mount Vernon  
My appointment expires: ~~10/5/2008~~ 08/09/2012



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EXHIBIT 'A'

Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.



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