



200905210124

Skagit County Auditor

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5 4:19PM

FILED AT THE REQUEST OF:
CHICAGO TITLE COMPANY
425 Commercial Street
PO Box 638
Mt. Vernon, WA 98273

CHICAGO TITLE CO.

620003019

BANKRUPTCY TRUSTEE'S DEED

THE GRANTOR, Jeffrey B. Earl, Trustee of the Estate of CAROLE M MARCH (formerly known as Carole M Belch), Debtor in the United States Bankruptcy Court for the Eastern District of Washington, Case No. 09-00520-FLK7, and pursuant to Bankruptcy Court Orders, and Notice and Sale provisions of Title 11 of the United States Code (11 U.S.C. 363) authorizing the sale of the premises for good and valuable consideration, the receipt of which is hereby acknowledged, in hand paid, conveys and quit claims to JOSEPH P. BRIGNAC JR. and GERRI R. BRIGNAC, husband and wife, the following described real estate situated in Skagit County, Washington:

Tract M of that certain record of survey entitled, MONTBORNE HEIGHTS (Revised), recorded August 18, 1993, in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington; and being a portion of Lots 1 through 17, Block 23; all of Block 24; Lots 1 through 11, Block 25; Lots 1 through 18, Block 26, and all of Block 27, Plat of the Town of Montborne, according to the plat thereof 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.

Situated in Skagit County, Washington.

Tax Parcel No: P103876

a. Liability to future assessments, if any, levied by Skagit County Sewer District.

b. Dues, charges, and assessments, if any, levied by Montborne Heights Homeowners' Association.

c. See attached Exhibit B

c. See attached Exhibit B

IN WITNESS WHEREOF, the said Trustee has caused this instrument to be executed this 18 day of May, 2009.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 21 2009

Amount Paid \$ 3430. 61
Skagit Co. Treasurer
By *[Signature]* County

GRANTOR-TRUSTEE

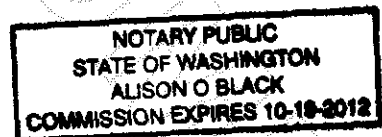
JEFFREY B. EARL
Trustee for the Bankruptcy
Estate of
CAROLE M. MARCH
Bankruptcy No. 09-00520-FLK7

[illegible]

On this day personally appeared before me Jeffrey Earl, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 18 day of
May, 2009.

Alvin O. Black
Notary Public for Washington
Residing in Moses Lake
My commission expires 10-19-2012



2. Bankruptcy Trustee's Deed



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SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 21, 1993
Auditor's No(s): 9310210073, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: EASEMENT NO. 1: All streets and road right-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 and coincident with the boundaries of all private/public street and road rights-of-way.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 12, 1994
Auditor's No(s): 9404120118, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Operation and maintenance of water lines
Affects: An easement for operation and maintenance of water line over, under, and through the private road easements as shown on the Boundary Line Adjustment Survey of Montborne Heights recorded in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington.
3. Easement, including the terms and conditions thereof, by instrument(s);
Recorded:
Auditor's No(s): 9501040010, records of Skagit County, Washington
In favor of: Montborne Homeowner's Association
For: Maintenance of roadways
Affects: The Southwesterly portion of said premises
4. Easement delineated on the face of said survey;
For: Utilities
Affects: Southwesterly 10 feet and Northeasterly 8 feet of said premises
5. Easement delineated on the face of said survey;
For: Utilities
Affects: Northeasterly Portion and said premises
6. Public and private easements, if any, over vacated portion of said premises.

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7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 19, 1994
Auditor's No(s): 9410190052, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer lines
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 25, 1994
Auditor's No(s): 9402250102, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer lines
9. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 13, 1993
Auditor's No(s): 9310130094, records of Skagit County, Washington
In favor of: Skagit County Sewer District No. 2
For: Sewer lines
10. Agreement, including the terms and conditions thereof; entered into;
By: Henry Holt
And Between: Skagit County Sewer District No. 2
Recorded: August 4, 1994
Auditor's No. 9408040038, records of Skagit County, Washington
Providing: Sewer Service
11. Easement provisions contained on the face of said survey, as follows:

The height of improvements, vegetation and trees on any lot shall not exceed 20 feet above the mean finished grade or materially impair or restrict the view of other lot owners unless approved in writing by the Montborne Heights Homeowners Association.
12. Agreement, including the terms and conditions thereof; entered into;
By: Henry Holt and D. Anna Strazicich, aka D. Anna Holt
And Between: Skagit County Sewer District No. 2
Recorded: March 12, 1993
Auditor's No. 9303120033, records of Skagit County, Washington
Providing: Developer Extension Agreement

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13. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: August 24, 1993
Auditor's No(s): 9308240005, records of Skagit County, Washington
Executed By: Henry Holt and D. Anna Strazicich, also known as D. Anna Holt
- AMENDED by instrument(s):
Recorded: April 22, 1994, May 8, 1995, February 5, 1996, March 28, 1996, and January 31, 2005
Auditor's No(s): 9404220057, 9505080075, 9602050083, 9603280081 and 200501310276, records of Skagit County, Washington
14. Pay-Back Agreement, including the terms and conditions thereof;
Recorded: October 19, 1994
Auditor's No.: 9410190052, records of Skagit County, Washington
15. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 24, 1993
Auditor's No(s): 9308240005, records of Skagit County, Washington
Imposed By: Montborne Heights Homeowner's Association
16. Assessment, including the terms and conditions thereof disclosed by instrument;
Recorded: April 22, 1994, May 8, 1995, and February 5, 1996
Auditor's No.: 9404220057, 9505080075, and 9602050083, records of Skagit County, Washington
17. Agreement, including the terms and conditions thereof; entered into;
By: Jeff Pelham and Lisa Pelham, husband and wife
And Between: Skagit County Sewer District No. 2
Recorded: May 13, 2002
Auditor's No. 2205130191, records of Skagit County, Washington
Providing: Driveway over sewer line
18. Notice that this parcel is located near or adjacent to property designated agricultural or forestry land as disclosed by instrument recorded under Auditor's File No. 200307100077

- END OF SCHEDULE B-001 -



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