



201401230034

Skagit County Auditor

\$72.00

1/23/2014 Page

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1 11:44AM

When recorded return to:

Mr. and Mrs. Eric R. Simon
1096 Sumac Place
Mount Vernon, WA 98274

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 147806-SE

Grantor: LANDED GENTRY CUSTOM HOME GROUP, LLC
Grantee: Eric R. Simon and Lynn M. Simon

2014 237
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 23 2014

Amount Paid \$ 6137.70
By Skagit Co. Treasurer Deputy

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR LANDED GENTRY CUSTOM HOME GROUP, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIC R. SIMON and LYNN M. SIMON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 22, Montreaux, Phase 1.

Tax Parcel Number(s): 4935-000-022-0000, P126415

Lot 22, "PLAT OF MONTREAU, PHASE 1," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Grantor reserves the right to expand the use of "Public Utility Easements Number 1", as delineated on the face of the "PLAT OF MONTREAU, PHASE 1", as per Plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington, for Private Roadway (SUMAC PLACE) AND FOR Ingress and Egress over the Westerly four (4) feet of Lot 22 of said PLAT, abutting said SUMAC PLACE and lying between the North and South lines of said Lot 22.

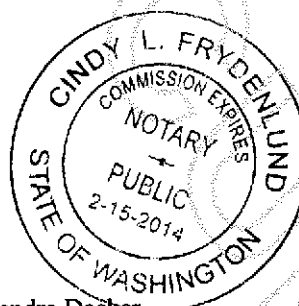
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 147806-SE.

Dated January 13, 2014

LANDED GENTRY CUSTOM HOME GROUP, LLC

A Washington limited liability company

Kendra Decker
By: Kendra Decker, Manager



STATE OF Washington

County of Skagit

} SS:

I certify that I know or have satisfactory evidence Kendra Decker

me, and said person acknowledged that she signed this instrument, on oath stated She is
authorized to execute the instrument and is Manager

of Landed Gentry Custom Home Group, LLC, a Washington*
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*limited liability company

Dated: January 22 2014

Cindy L. Frydenlund
Notary Public in and for the State of Washington
Residing at MT Vernon
My appointment expires: 2-15-14