



201503310052

Skagit County Auditor

3/31/2015 Page

1 of

\$75.00

4 11:24AM

When recorded return to:

Garrison W. Greenwood and Linda C. Greenwood
1006 L Street
Centralia, WA 98531

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023568

CHICAGO TITLE**620023568****STATUTORY WARRANTY DEED**THE GRANTOR(S) Wayne T. Vincent and Denise ^{Vincent} Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Garrison W. Greenwood and Linda C. Greenwood, Husband and Wife

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

PARCEL A:

Tract T 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.

PARCEL B:

An easement for ingress and egress over those portions of Tracts Q through U delineated as "Private Road Easement" on the face of said survey entitled "MONTBORNE HEIGHTS (Revised)". Excepting therefrom, those portions lying within the main tract above Parcel A

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P103860, 4135-023-017-0508

2015 984
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2015

Amount Paid \$ 1215.40
By Skagit Co. Treasurer
Deputy
WF

STATUTORY WARRANTY DEED
(continued)

Dated: March 27, 2015

Wayne T. Vincent
Wayne T. Vincent

Denise Vincent
Denise Vincent

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that
Wayne T. Vincent Denise Vincent
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-30-15

Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/16

Notary Public
State of Washington
SCOTT A SAYLER
My Appointment Expires Nov 30, 2016

EXHIBIT "A"

Exceptions

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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on SURVEY MONTBORNE HEIGHTS (REVISED):

Recording No: 9308180056
4. Public and private easements, if any, over vacated portion of said premises.
5. 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
6. 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
Affects: A ten (10) foot wide strip of land lying Northeasterly of, adjacent to, and contiguous with the Southwesterly line of Tract D and a ten (10) foot wide strip of land lying Northwesterly of, adjacent to, and contiguous with the Southeasterly line of said Tract D as shown on Survey file in Volume 14 of Surveys at pages 165 and 166, under Auditor's File No. 9308180056
7. 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

EXHIBIT "A"

Exceptions
(continued)

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

Terms and conditions of Height Variance recorded under Auditor's File No. 200404190001.
Affects Tract V

8. 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

Amended by instrument(s):

Recorded: April 22, 1994, May 8, 1995 and February 5, 1996

Auditor's No(s): 9404220057, 9505080075, and 9602050083, records of Skagit County,
Washington

9. Easement, including the terms and conditions thereof, conveyed by instrument;

Dated: December 22, 1994

Recorded: January 4, 1995

Auditor's No.: 9501040010, records of Skagit County, Washington

In favor of: Montborne Homeowner's Association

For: Maintenance of roadways

10. Assessment, including the terms and conditions thereof, disclosed by instrument

Recorded: October 14, 1994

Auditor's No.: 9410140045, records of Skagit County, Washington

For: Acquisition, construction, and installation of a water supply system

Resolution No.: 1640-94 of the Commission of Public Utility District No. 1 of Skagit
County, Wa

Establishing: Local Utility District No. 16

Roll No.: 494

Amount: \$3,960.42, plus interest, if any

Affects: Our tax parcel and other parcels

11. City, county or local improvement district assessments, if any.

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