

When recorded return to:  
Sally A. Lohr  
18080 Mariposa Lane  
Mount Vernon, WA 98274



Skagit County Auditor \$75.00  
8/12/2015 Page 1 of 4 3:33PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 620021709

CHICAGO TITLE  
620021709

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert H. Tiegs, as his separate estate, surviving spouse of Tanya L. Tiegs, deceased

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

in hand paid, conveys, and warrants to Sally A. Lohr, a single woman

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): TRACT J SURVEY AF 9308180056

Tax Parcel Number(s): P103873 / 4135-027-018-0300

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 10, 2015

Robert H Tiegs  
Robert H. Tiegs

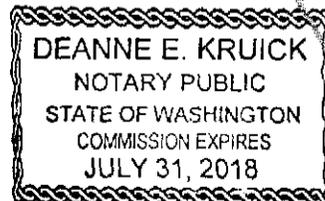
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 3170  
AUG 12 2015

Amount Paid \$5,772.<sup>20</sup>  
Skagit Co. Treasurer  
By man Deputy

State of Washington  
County of Inshomish

I certify that I know or have satisfactory evidence that Robert H. Tiegs is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug 12, 2015  
Deanne E Krueck  
Name: DEANNE E KRUECK  
Notary Public in and for the State of WA  
Residing at: Inshomish  
My appointment expires: July 31, 2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P103873 / 4135-027-018-0300**

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**PARCEL A:**

Tract J 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:**

A non-exclusive easement for ingress and egress over those portions of Tracts I through N and S through Z, delineated as "Private Road Easement" on the face of said 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 also together with an easement for utilities over that certain 7 foot strip adjacent to the Souther line of said "Private Road Easement". EXCEPTING THEREFROM, those portions lying with said Parcel A above described.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
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 :  
  
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(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
  
Granted to: Montborne Heights Homeowner's Association  
Purpose: Maintenance of roadways  
Recording Date: January 4, 1995  
Recording No.: 9501040010  
Affects: roadway portion of said premises and other property
7. 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
8. 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

**EXHIBIT "B"**

**Exceptions  
(continued)**

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

9. 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