



201607280030

Skagit County Auditor

7/28/2016 Page

1 of

\$78.00

6 11:31AM

When recorded return to:

Charles H. Montgomery, III and Sarah Montgomery
12883 Magnolia Lane
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026158

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 3207

JUL 28 2016

Amount Paid \$ 3,120.⁰⁰

Skagit Co. Treasurer

By *Marn* Deputy

CHICAGO TITLE
620046158

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cultus View LLC, a Washington limited liability company

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

in hand paid, conveys, and warrants to Charles H. Montgomery, III and Sarah Montgomery, a married couple

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

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. PL04-0355, as approved September 26, 2005 and recorded September 26, 2005, under Auditor's File No. 200509260208, records of Skagit County, Washington; being a portion of the Southeast Quarter of Section 1, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P123388 / 340401-0-021-1100

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 27, 2016

Cultus View LLC

BY: 

Kiersten Sahlberg,
Authorized Signor

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Kiersten Sahlberg is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Authorized Signer of Cultus View, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/27/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayville WA
My appointment expires: 10/1/2019

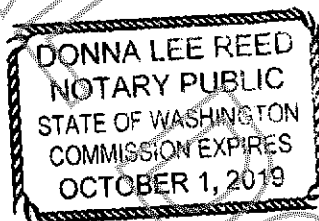


EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 5, 1929
Auditor's No(s): 227403, 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: As constructed in Section 1, Township 34 North, Range 4 East of the Willamette Meridian
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 4, 1940
Auditor's No(s): 322474, records of Skagit County, Washington
In favor of: Clear Lake Water Corp.
For: Underground water pipes and water mains
Affects: Section 1, Township 34 North, Range 4 East of the Willamette Meridian
3. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant 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 law;
Recorded: April 30, 2004
Auditor's No(s): 200404300124, records of Skagit County, Washington
Executed By: Skagit County
As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: April 30, 2004
Auditor's No(s): 200404300123 and 200404300125, records of Skagit County, Washington
In favor of: Cultus View LLC
For: Ingress, egress and utilities
Affects: Said premises and other property
5. Terms, conditions, and restrictions of that instrument entitled Notice of Moratorium on Non-Forestry Use of Land;
Recorded: June 21, 2004
Auditor's No(s): 200406210120, records of Skagit County, Washington
6. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: August 6, 2004
Auditor's No(s): 200408060131, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

7. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 10, 2005
Auditor's No.: 200501100133, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: Said premises and other property
8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 16, 1939
Auditor's No(s): 310107, records of Skagit County, Washington
In favor of: Clear Lake Cedar Mills Inc.
9. Non-Exclusive Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: April 30, 2004
Auditor's No(s): 200404300123, records of Skagit County, Washington
In favor of: Southerly Adjoiner
For: Ingress, egress and utilities
10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
11. 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 SKAGIT COUNTY SHORT PLAT NO. PL04-0355:
- Recording No: 200509260208
12. Covenants, conditions, restrictions and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: December 6, 2005
Auditor's No(s): 200512060001, records of Skagit County, Washington

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 12, 2007
Recording No.: 200712120027

13. Terms, conditions, and restrictions of that instrument entitled Title Notification - Special Flood Hazard Area;
Recorded: March 1, 2006
Auditor's No(s): 200603010117, records of Skagit County, Washington
14. Agreement, including the terms and conditions thereof; entered into;
By: Doug Dimock
And Between: Skagit County Planning and Development Services
Recorded: January 26, 2006
Auditor's No. 200601260169, records of Skagit County, Washington
Providing: On-Site Sewage System Operation and Maintenance Agreement
15. Agreement and easement, including the terms and conditions thereof; entered into;
By: Cultus View LLC
And Between: Skagit County
Recorded: September 26, 2005
Auditor's No. 200509260205, records of Skagit County, Washington
Providing: Protected Critical Area Easement Agreement
16. Terms, conditions, and restrictions of that instrument entitled Road and Drainage Facilities Maintenance Covenant;
Recorded: September 26, 2005
Auditor's No(s): 200509260207, records of Skagit County, Washington
17. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 6, 2005
Auditor's No(s): 200512060001, records of Skagit County, Washington
Imposed By: Cultus View, L.L.C.
18. Plat Lot of Record Certification

Recording Date: September 26, 2005
Recording No.: 200509260206
Affects: Said premises and other property
19. City, county or local improvement district assessments, if any.
20. Assessments, if any, levied by Cultus View Improvement Association.