



201608120135

Skagit County Auditor \$79.00
8/12/2016 Page 1 of 7 3:39PM

When recorded return to:
Tyrel C. Sullivan and Ivelise Carmona Sullivan
24064 Walker Valley RD
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027920

CHICAGO TITLE 620027920

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig E. Williams and Cynthia P. Williams, 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 Tyrel C. Sullivan and Ivelise Carmona Sullivan, husband and wife

the following described real estate, situated in the County of SKAGIT, State of Washington:
Tract G 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.

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

Tax Parcel Number(s): P74623 / 4135-025-011-0004,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163529
AUG 12 2016


Amount Paid \$6235.00
Skagit Co. Treasurer
By *Wm* Deputy

STATUTORY WARRANTY DEED
(continued)

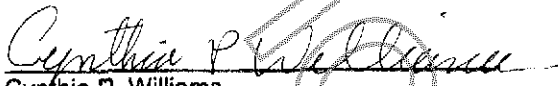
Subject to:

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

Dated: August 2, 2016



Craig E. Williams



Cynthia P. Williams

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that
Craig E. Williams

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: August 11, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish Co
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

STATUTORY WARRANTY DEED

(continued)

State of NH

County of Merrimack

I certify that I know or have satisfactory evidence that

Cynthia P. Williams
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8/3/2016



Karlene M. Savage
Name: KARLENE M. SAVAGE
Notary Public in and for the State of NH
Residing at: 29 Bidel St., Manchester, NH 03103
My appointment expires: 12/19/2017

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

EXHIBIT "A"

Exceptions
(continued)

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. 930818056
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
- 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

EXHIBIT "A"

Exceptions
(continued)

- In favor of: Montborne Homeowner's Association
For: Maintenance of roadways
10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Montborne Homeowners Association
Purpose: Ingress, egress and maintenance of a neighborhood entrance sign
Recording Date: August 5, 1994
Recording No.: 9408050036
Affects: A portion of said premises
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Mount Baker Area Council, boy Scouts of America
Purpose: Construction and maintenance of a sign
Recording Date: May 2, 1995
Recording No.: 9505020042
Affects: Portion of said premises
12. 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.: 490
Amount: \$3,960.42, plus interest, if any
Affects: **Our tax parcel and other parcels**
13. City, county or local improvement district assessments, if any.
14. Liability to future assessments, if any, levied by Skagit County Sewer District.
15. Dues, charges, and assessments, if any, levied by Montborne Heights Homeowners' Association.