

When recorded return to:
Edward J. McGuane and Carol L. McGuane
1096 Sumac Place
Mount Vernon, WA 98274



201612190149

Skagit County Auditor
12/19/2016 Page

\$76.00
1 of 4 1:50PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029286

CHICAGO TITLE
620029286

STATUTORY WARRANTY DEED

THE GRANTOR(S) Eric R. Simon and Lynn M. Simon, 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 Edward J. McGuane and Carol L. McGuane, a married couple

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

Lot 22, Plat of Montreaux, Phase I, as per plat recorded on July 23, 2007, under Auditor's File No.
200707230124, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

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

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165706
DEC 19 2016

Amount Paid \$ 7082.28
Skagit Co. Treasurer
Mam Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 18, 2016

Eric R. Simon by Lynn M. Simon, his attorney
Eric R Simon by Lynn M. Simon, His Attorney in Fact *in fact*

Lynn M. Simon
Lynn M Simon

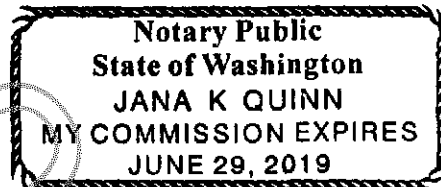
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Lynn M. Simon is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Edward J. McGuane and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 14, 2016

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Granite Falls
My appointment expires: 06/29/2019



State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Lynn M. Simon is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

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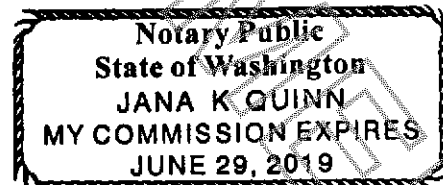


EXHIBIT "A"
Exceptions

1. Agreement and Easement, including the terms and conditions thereof; entered into;
By: Burr C. Reeve and Esther C. Reeve, husband and wife
And Between: Cedar Development Corp. et al
Recorded: October 4, 1989
Auditor's No.: 8910040097, records of Skagit County, Washington
Providing: Easement Agreement relating to roadway, drainage and utilities

Amended by instrument(s):
Recorded: June 14, 1993 and June 14, 1993
Auditor's No(s): 9306140112 and 9306140111, records of Skagit County, Washington
2. Agreement and Easement, including the terms and conditions thereof; entered into;
By: Sea-Van Investment Associates
And Between: Burr C. Reeve and Esther E. Reeve
Recorded: June 14, 1993
Auditor's No.: 9306140119, records of Skagit County, Washington
Providing: Easement Relocation Agreement
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 30, 2006
Auditor's No(s): 200610300144, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
4. 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 **MONTREAUX PHASE 1:**

Recording No: 200707230124
5. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

EXHIBIT "A"

Exceptions (continued)

Recording Date: May 16, 2008
Recording No.: 200805160148

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 1, 2008
Recording No.: 200805010004

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2011, April 3, 2012, February 27, 2014 and November 24, 2015
Recording No.: 201108290064, 201204030049, 201402270019 and 201511240004

7. Resolution No. 900 including the terms, covenants and provisions thereof

Recording Date: January 25, 2016
Recording No.: 201601250025

8. Assessments, if any, levied by City of Mount Vernon.
9. City, county or local improvement district assessments, if any.
10. Dues, charges and assessments, if any, levied by Montreaux Phase 1 Homeowner's Association.