

When recorded return to:  
Montreaux Inc, a Washington corporation  
PO Box 2231  
Everett, WA 98213



201701170246

Skagit County Auditor \$78.00  
1/17/2017 Page 1 of 6 4:04PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700  
Seattle, WA 98104

Escrow No.: 0088288A-OC

CHICAGO TITLE  
620029806

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Windward Real Estate Services, Inc., a Washington corporation which acquired title as Winward Real Estate Services, Inc., 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 Montreaux Inc, a Washington corporation

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.)

Ptn Tract D, Skagit County SP No. MV-20-81 and Tract 302 Eaglemont PH IC

Tax Parcel Number(s): P116371, P27545

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017192

JAN 17 2017

Amount Paid \$ 10,685.00  
Skagit Co. Treasurer  
By HB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 12, 2017

Windward Real Estate Services, Inc.,  
a Washington corporation

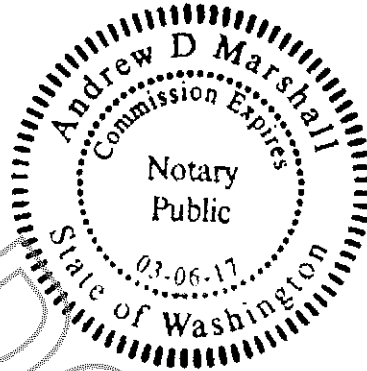
BY: [Signature]  
Jim Tosti  
President

State of Washington  
County of King

I certify that I know or have satisfactory evidence that Jim Tosti is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as President of Windward Real Estate Services, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Jan 16, 2017

[Signature]  
Name: Andrew D Marshall  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 03/06/17



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P27545 / 340422-3-009-0336 and P116371 / 4744-000-302-0000**

**PARCEL A:**

That portion of Tract D of CITY OF MOUNT VERNON SHORT PLAT NO. MV-20-81, approved October 27, 1981 and recorded October 28, 1981 in Volume 5 of Short Plats, page 139, under Auditor's File No. 8110280008, records of Skagit County, Washington, and that portion of Tract D of City of Mount Vernon Short Plat No. MV-1-83, approved April 26, 1983, and recorded April 27, 1983, in Volume 6 of Short Plats, page 58, under Auditor's File No. 8304270013, records of Skagit County, Washington, lying Southerly of that certain tract of land conveyed to the M.R. Nilson Construction, Inc., a Washington corporation, by deed dated April 29, 1985, and recorded May 1, 1985, under Auditor's File No. 8505010024, records of Skagit County, Washington, in Volume 600 of Official Records, page 365; and lying Southerly of the Westerly extension of the South line of Tract "A" of Short Plat No. MV-1-83; all of said portions being in the Southwest Quarter of Section 22, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT East Broadway Street;

AND EXCEPT South Waugh Road;

AND ALSO EXCEPT a portion of Tract D of Short Plat No. MV-20-81 and a portion of Tract D of Short Plat No. MV-1-83, more particularly described as follows:

Beginning at the Southwesterly corner of Lot 8, TIMBERLINE DIVISION NO. 1, according to the plat thereof recorded in Volume 14 of Plats, page 15, records of Skagit County, Washington;  
Thence South 89°12'57" East, along the South line of said plat and along the South line of the plat of Timberline Division 3, according to the plat thereof recorded in Volume 13 of Plats, page 79, and along the South line of Tract C of said Short Plat No. MV-1-83, a distance of 1,015.29 feet to the Southeast corner of said Tract C;  
Thence South 0°22'09" West along the East line of Tract D of said Short Plat No. MV-1-83 and said East line extended, a distance of 925.77 feet;  
Thence South 0°54'14" West, a distance of 30.00 feet to a point on a curve to the left having an initial tangent bearing of North 89°05'46" West, and a radius of 400.00 feet;  
Thence along said curve through a central angle of 20°24'19" and an arc length of 142.46 feet to a point of tangency;  
Thence South 70°29'55" West, a distance of 145.36 feet;  
Thence South 19°30'05" East, a distance of 30.00 feet to a point on a curve to the right having an initial tangent bearing of South 70°29'55" West and a radius of 430.00 feet;  
Thence along said curve through a central angle of 16°06'07" and an arc length of 120.84 feet to a point of tangency;  
Thence South 86°36'02" West, a distance of 15.00 feet to the point of curvature of a curve to the left having a radius of 25.00 feet;  
Thence along said curve through a central angle of 90°00'00" and an arc length of 39.27 feet;  
Thence South 86°36'02" West, a distance of 60.00 feet to a point on a curve to the left having a radius of 25.00 feet and an initial tangent bearing of North 3°23'58" West;  
Thence along said curve through a central angle of 90°00'00" and an arc length of 39.27 feet to its point of tangency;  
Thence South 86°36'02" West, a distance of 15.00 feet to the point of curvature of a curve to the right having a radius of 680.00 feet;

**EXHIBIT "A"**  
Legal Description  
(continued)

Thence along said curve through a central angle of 6°01'04" and an arc length of 71.42 feet;  
Thence North 2°37'06" East, a distance of 30.00 feet to a point on a curve to the right having a radius of 650.00 feet and an initial tangent bearing of North 87°22'54" East;  
Thence along said curve through a central angle of 12°20'42" and an arc length of 140.05 feet to its point of tangency;  
Thence North 75°02'12" West, a distance of 155.91 feet to the point of curvature of a curve to the left having a radius of 300 feet;  
Thence along said curve through a central angle of 14°38'57" and an arc length of 76.70 feet;  
Thence North 89°41'09" West, a distance of 55.00 feet;  
Thence North 0°18'51" East, a distance of 1,000.00 feet to the point of beginning of this description;

AND FURTHER EXCEPT that portion thereof platted as "MONTREAUX PHASE 1", by plat recorded as Auditor's File No. 200707230124.

Situated in Skagit County, Washington.

**PARCEL B:**

Tract 302, EAGLEMONT PHASE 1C, according to the plat thereof recorded February 1, 2000, under Auditor's File No. 200002010036, records of Skagit County, Washington.

Situated in Skagit County, Washington.

## EXCEPTIONS

Order No.: 0088288A-OC

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: December 9, 1985  
Auditor's No(s): 8512090055, records of Skagit County, Washington  
In favor of: Public Utilities District No. 1  
For: Water pipe line  
Affects: A portion of said premises
2. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-20-81:  
  
Recording No: 8110280008
3. 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
4. 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
5. 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
6. Resolution No. 900 including the terms, covenants and provisions thereof  
  
Recording Date: January 25, 2016  
Recording No.: 2016012500525
7. 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 PLAT OF EAGLEMONT PHASE 1A:  
  
Recording No: 9401250031

8. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: October 11, 1993  
Auditor's No.: 9310110127, records of Skagit County, Washington  
In favor of: Cascade Natural Gas Corporation  
For: 10-foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

9. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: November 2, 1993  
Auditor's No.: 9311020145, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with and adjacent to street frontage, and 20 feet parallel with and adjacent to Waugh Road

10. 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 PLAT OF EAGLEMONT PHASE 1C:

Recording No: 200002010036

11. Notes on the face of survey recorded under Auditor's File No. 9212110080, as follows:

A. Road easement for ingress, egress, and utilities over, under, and across. (To be dedicated to the City in the future.)

B. Parcel A is subject to easements for construction, maintenance, and access of public and private utilities. (To be dedicated in the access of public and private utilities. To be dedicated in the future.)

C. Proposed access to the West half of the Northeast quarter of the Southwest Quarter. Exact location will be determined at a future date.

12. Exceptions and reservations as contained in instrument;  
Recorded: February 6, 1942  
Auditor's No.: 349044, records of Skagit County, Washington  
Executed By: English Lumber Company  
As Follows:

Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided however, that the grantor, its successors or assigns shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: January 25, 1994  
Auditor's No.: 9401250030, records of Skagit County, Washington  
Imposed By: Sea-Van Investments Association