

**When recorded return to:**

Charissa L. Westergard and Darren T. Westergard  
18126 Mariposa Lane  
Mount Vernon, WA 98274



201701200082

Skagit County Auditor

\$78.00

1/20/2017 Page

1 of

6 1:52PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**

620029629

Escrow No.: 620029629

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dean A. Shelton and Laurinda C. Shelton, 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 Charissa L. Westergard and Darren T. Westergard, a married couple

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): N MONTBORNE HEIGHTS Tax/Map ID(s):

Tax Parcel Number(s): P103877 / 4135-027-018-0706,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017246  
JAN 20 2017

Amount Paid \$ 7570.00  
Skagit Co. Treasurer  
By *man* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 13, 2017

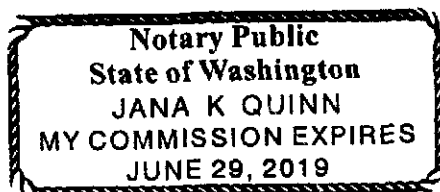
Dean A. Shelton  
Dean A. Shelton  
Laurinda C. Shelton  
Laurinda C. Shelton

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dean A. Shelton and Laurinda C. Shelton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 18, 2017

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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P103877 / 4135-027-018-0706**

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Tract N of that certain record of survey entitled "Montborne Heights (revised), recorded August 18, 1993 in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "Plat of the Town of Montborne, Skagit County, Washington, as per plat 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.

Situate in the County of Skagit, State of 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 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 "B"

### 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  
In favor of: Montborne Homeowner's Association  
For: Maintenance of roadways

## EXHIBIT "B"

### Exceptions (continued)

10. 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                                        |
| Amount:         | \$3,960.42, plus interest, if any                                    |
| Affects:        | <b>Our tax parcel and other parcels</b>                              |