

When recorded return to:  
Paul Montiel and Traci Montiel  
20062 Gina Marie Lane  
Burlington, WA 98233



Skagit County Auditor  
5/16/2017 Page 1 of 3 3:33PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030616

**CHICAGO TITLE**  
620030616

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Carpenter and Linda Carpenter, 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 Paul Montiel and Traci Montiel, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 28, BROWN AND MCMILLEN DIV. 2, according to the plat thereof, recorded in Volume 14 of  
Plats, pages 184 and 185, records of Skagit County, Washington.

Situated in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P99934 / 4559-000-028-0007,

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 15, 2017

\_\_\_\_\_  
John Carpenter  
  
\_\_\_\_\_  
Linda Carpenter

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20172128  
MAY 16 2017

Amount Paid \$ 6947.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

**STATUTORY WARRANTY DEED**

(continued)

State of WA

County of SKagit

I certify that I know or have satisfactory evidence that John Carpenter and Linda Carpenter 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: 5-16-17

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: MT Vernon  
My appointment expires: 3-10-21  
3-10-21



**EXHIBIT "A"**  
Exceptions

1. 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 Brown and McMillen, Division No. 2:

Recording No: 199107050004

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line.  
Recording Date: March 12, 1991  
Recording No.: 9103120116

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a Washington corporation  
Purpose: Electric transmission and/or distribution line.  
Recording Date: January 21, 1992  
Recording No.: 9201210120

Said document is a re-recording of Auditor's File No. 9104020058

4. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: July 5, 1991  
Recording No.: 9107050005

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof, disclosed in instrument(s);

Recording Date: July 5, 1991  
Recording No.: 9107050005

6. Exceptions and reservations as contained in instrument;

Recorded: June 6, 1924  
Auditor's No.: 174856, records of Skagit County, Washington  
Executed By: S.C. Scott  
As Follows: There is reserved . . . an undivided one-fourth interest in all oil, gas, coal, or other minerals of every kind upon all of said lands, together with the right to go upon and remove same

7. 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.

8. Assessments, if any, levied by Hillvue Estates Homeowner's Association.

9. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.