

UNOFFICIAL DOCUMENT



When recorded return to:
Huntly S. Gordon, Jr. and Sandra Gordon
4228 Sunray Court
Mount Vernon, WA 98274

Skagit County Auditor
7/26/2017 Page 1 of 6 3:36PM \$79.00

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173430

JUL 26 2017

Amount Paid \$ 8068.40 ✓
Skagit Co. Treasurer

By BJ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031475

CHICAGO TITLE
620031475

STATUTORY WARRANTY DEED

THE GRANTOR(S) Malan Hepper and Patricia Hepper, 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 Huntly S. Gordon, Jr. and Sandra Gordon, a married couple

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

Lot 68, "Plat of Montreaux, Phase 1," 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): P126461/4935-000-068-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 11, 2017



Malan Hepper



Patricia Hepper

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that
Malan Hepper and Patricia Hepper
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: July 11, 2017

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

EXHIBIT "A"
Exceptions

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. Charges in lieu of assessment as set forth on the face of Short Plat Nos. MV-20-81 and MV-1-83, as follows:

The charge in lieu of assessment for each lot in this subdivision shall be (see below). (This charge includes a credit of Lateral Fee for installed sewer lines). A standard participation contract must be executed and the said amount paid prior to issuance of a sewer permit.

To be determined at future subdividing or building.

3. Notes contained on the face of Short Plat No. MV-20-81, as follows:

Those minimum street improvements as required under Section 16.32.034 E. adjoining Tract D in this Short Plat shall be constructed at such time as one of the following conditions occur:

Building permit application for a residence on said Tract D.

Tract D is further subdivided by plat or short plat.

In the event an L.I.D. is proposed, requested or established by the City of Mount Vernon.

4. 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

5. 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

EXHIBIT "A"

Exceptions
(continued)

Auditor's No.: 9306140119, records of Skagit County, Washington
Providing: Easement Relocation Agreement

6. 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

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 **MONTREUX PHASE 1:**

Recording No: 200707230124

8. 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 16, 2008
Recording No.: 200805160148

9. 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

10. Assessments, if any, levied by City of Mount Vernon.

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

EXHIBIT "A"

Exceptions
(continued)

12. Dues, charges and assessments, if any, levied by Montreaux Phase 1 Homeowner's Association