

When recorded return to:
Don H. Bodley and Jill Bodley
4220 Sunray Court
Mount Vernon, WA 98274



Skagit County Auditor
8/17/2017 Page 1 of 5 11:36AM \$78.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031665

CHICAGO TITLE
620031665

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bradley Mckinley and Anita Mckinley, 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 Don H. Bodley and Jill Bodley, a married couple

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

Lot 69, "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): P126462 / 4935-000-069-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3855
AUG 17 2017

Amount Paid \$ 8780.40
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 14, 2017



Bradley McKinley



Anita McKinley

STATUTORY WARRANTY DEED
(continued)

State of Washington
county of Snohomish

I certify that I know or have satisfactory evidence that
Bradley McKinley and Anita McKinley
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: August 15, 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

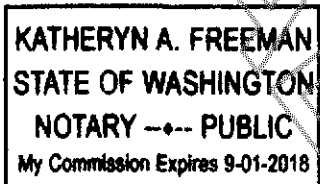


EXHIBIT "A"
Exceptions

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. 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

3. 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

4. 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

5. 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

EXHIBIT "A"

Exceptions (continued)

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 16, 2008
Recording No.: 200805160148

7. 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

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