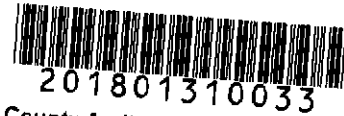


When recorded return to:
Richard A. Pouley and Suzanne Pouley
1201 Chestnut Court
Mount Vernon, WA 98274



Skagit County Auditor
1/31/2018 Page 1 of 1 \$79.00
6 10:15AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
020033028

Escrow No.: 620033028

STATUTORY WARRANTY DEED

THE GRANTOR(S) Susan Lee, Personal Representative of The Estate of Donald E. Lee, deceased for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Richard A. Pouley and Suzanne Pouley, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 4, "PLAT OF MONTREAU, PHASE 1," as per plat recorded on July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P126397 / 4935-000-004-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018354
JAN 31 2018

Amount Paid \$ 8531.20
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 25, 2018

Susan Lee, Personal Representative of The Estate of Donald E. Lee, deceased

BY: *Susan Lee*
Susan Lee
Personal Representative

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Susan Lee

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Donald E. Lee, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/29/18

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

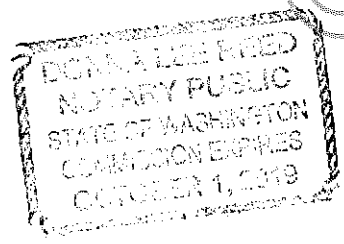


EXHIBIT "A"
Exceptions

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 **MONTREAUX 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2011, April 3, 2012, February 27, 2014 and November 24, 2015

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201108290064, 201204030049, 201402270014 and 201511240004

10. Resolution No. 900

Recording Date: January 25, 2016

Recording No.: 201601250025

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

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

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

17-4-00437-29
LETTERS 5
Letters Testamentary
2220940



FILED
Skagit County Clerk
Skagit County, WA
12/08/17

SUPERIOR COURT OF THE STATE OF
WASHINGTON FOR SKAGIT COUNTY

Estate of DONALD LEE:

DECEASED.

No. 17-4-00437-29

LETTERS TESTAMENTARY

I. BASIS

1.1 The last will of DONALD LEE late of SKAGIT County, State of WASHINGTON was duly exhibited proven and recorded in this court on December 08, 2017 .

1.2 In that will SUSAN LEE is named personal representative.

1.3 The personal representative has qualified

II. CERTIFICATION

THIS IS TO CERTIFY THAT SUSAN LEE is authorized by this court to execute the will of the above decedent according to law.

DATED on this the 8th day of December, 2017.

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

Kristen Denton, Deputy Clerk

III. CERTIFICATE OF COPY

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I, MAVIS BETZ, Clerk of the Superior Court of Skagit County, certify that the above is a true and correct copy of the Letters Testamentary in the above-named case which was entered of record on

I further certify that these letters are now in full force and effect.

DATED: December 11, 2017

MAVIS BETZ
COUNTY CLERK AND CLERK OF THE SUPERIOR COURT

BY  Deputy Clerk

JAN 10 2018

