

When recorded return to:  
J David Gale and Rosemary A Gale  
1144 Chestnut Loop  
Mount Vernon, WA 98274

201807310069  
07/31/2018 11:24 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620034884

CHICAGO TITLE  
620034884

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Kay Graves, a married woman, as her separate estate, and Joseph Lichtman, her spouse

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to J David Gale and Rosemary A Gale, husband and wife

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

Lot 16, Plat of Montreaux, Phase I, 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): P126409 / 4935-000-016-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201807310069  
JUL 31 2018

Amount Paid \$2006.10  
By MA Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 25, 2018

Mary Kay Graves  
Mary Kay Graves

Joseph Lichtman  
Joseph Lichtman

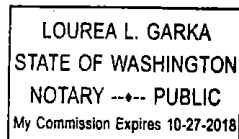
State of WASHINGTON  
County of Snohomish

I certify that I know or have satisfactory evidence that

Mary Kay Graves Joseph Lichtman  
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 26, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Armonia  
My appointment expires: 10/27/2018



## 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  
 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:**

**EXHIBIT "A"**Exceptions  
(continued)

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  
Recording No.: 201108290064, 201204030049, 201402270019 and 201511240004

10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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.