

When recorded return to:
Gary Hatman and Elva Faye Hatman
18019 Mariposa Ln
Mount Vernon, WA 98274



201808230061

08/23/2018 03:33 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035277

CHICAGO TITLE
020035277

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rosalie M. Dick, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gary Hatman and Elva Faye Hatman, a married couple

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): R MONTBORNE HEIGHTS SURVEY 9308180056

Tax Parcel Number(s): P103858 / 4135-023-017-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183739

AUG 23 2018

Amount Paid \$ 10,722.38
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 3, 2018

Rosalie M. Dick
Rosalie M. Dick

State of wa
County of SKAGIT

I certify that I know or have satisfactory evidence that

Rosalie M. Dick
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 14, 2018

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

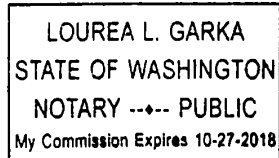


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P103858 / 4135-023-017-0300

PARCEL A:

Tract R of that certain record of survey entitled, MONTBORNE HEIGHTS (Revised), recorded August 18, 1993, in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington; and being a portion of Lots 1 through 17, Block 23; all of Block 24; Lots 1 through 11, Block 25; Lots 1 through 18, Block 26, and all of Block 27, Plat of the Town of Montborne, according to the plat thereof recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington;

TOGETHER WITH those portions of vacated street and alley adjacent to said lots and blocks which have reverted to said premises by operation of law.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress and egress over those portions of Tracts Q through U delineated as "Private Road Easement" on the face of said survey entitled "MONTBORNE HEIGHTS (Revised)". Excepting therefrom, those portions lying within the main tract above Parcel A.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 21, 1993
 Auditor's No(s).: 9310210073, records of Skagit County, Washington
 In favor of: Puget Sound Power & Light Company
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects:

 EASEMENT NO. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

 EASEMENT NO. 2: A strip of land 10 feet in width across all lots, tracts, and spaces located within the above described property being parallel and coincident with the boundaries of all private/public street and road rights-of-way.
2. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 12, 1994
 Auditor's No(s).: 9404120118, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: Operation and maintenance of water lines
 Affects: An easement for operation and maintenance of water line over, under, and through the private road easements as shown on the Boundary Line Adjustment Survey of Montborne Heights recorded in Volume 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056, records of Skagit County, Washington.
3. 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 SURVEY MONTBORNE HEIGHTS (REVISED):

 Recording No: 9308180056
4. Public and private easements, if any, over vacated portion of said premises.
5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 19, 1994
 Auditor's No(s).: 9410190052, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Sewer lines

EXHIBIT "B"**Exceptions
(continued)**

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: February 25, 1994
 Auditor's No(s).: 9402250102, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Sewer lines
 Affects: A ten (10) foot wide strip of land lying Northeasterly of, adjacent to, and
 contiguous with the Southwesterly line of Tract D and a ten (10) foot wide strip of land
 lying Northwesterly of, adjacent to, and contiguous with the Southeasterly line of said Tract D
 as shown on Survey file in Volume 14 of Surveys at pages 165 and 166, under
 Auditor's File No. 930818056
7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction,
 but omitting any covenants or restrictions, if any, 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;
 Recorded: August 24, 1993
 Auditor's No(s).: 9308240005, records of Skagit County, Washington
 Executed By: Henry Holt and D. Anna Strazicich, also known as D. Anna Holt
- Amended by instrument(s):
 Recorded: April 22, 1994, May 8, 1995, February 5, 1996, March 28, 1996 and
 January 31, 2005.
 Auditor's No(s).: 9404220057, 9505080075, 9602050083, 9603280081, and
 200501310276 records of Skagit County, Washington
- Terms and conditions of Height Variance recorded under Auditor's File No. 200404190001.
 Affects Tract V
8. Assessments or charges and liability to further assessments or charges, including the terms,
 covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: August 24, 1993
 Auditor's No(s).: 9308240005, records of Skagit County, Washington
 Imposed By: Montborne Heights Homeowner's Association
- Amended by instrument(s):
 Recorded: April 22, 1994, May 8, 1995 and February 5, 1996
 Auditor's No(s).: 9404220057, 9505080075, and 9602050083, records of Skagit County,
 Washington
9. Easement, including the terms and conditions thereof, conveyed by instrument;
 Dated: December 22, 1994
 Recorded: January 4, 1995
 Auditor's No.: 9501040010, records of Skagit County, Washington
 In favor of: Montborne Homeowner's Association
 For: Maintenance of roadways

EXHIBIT "B"Exceptions
(continued)

10. Developer Extension Agreement including the terms, covenants and provisions thereof
Recording Date: March 12, 1993
Recording No.: 9303120033
11. Easement agreement for ingress, egress and utilities including the terms, covenants and provisions thereof
Recording Date: August 5, 1994
Recording No.: 9408050036
12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: December 19, 2005
Recording No.: 200512190132
13. City, county or local improvement district assessments, if any.
14. Liability to future assessments, if any, levied by Skagit County Sewer District.
15. Dues, charges, and assessments, if any, levied by Montborne Heights Homeowners' Association.