

When recorded return to:
Judy L Holt and John A Holt
18114 Mariposa Lane
Mount Vernon, WA 98274



201809170130

09/17/2018 01:30 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035843

CHICAGO TITLE

620035843

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cody J Huntingford and Evelyn L Huntingford, 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 Judy L Holt and John A Holt, 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): M SURVEY MONTBORNE HEIGHTS

Tax Parcel Number(s): P103876 / 4135-027-018-0607,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184128
SEP 17 2018

Amount Paid \$ 10.00
By *MA* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED (continued)

Dated: September 13, 2018

Cody J. Huntingford

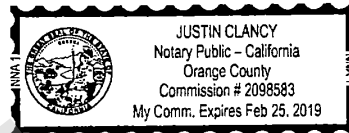
Evelyn L. Huntingford

State of WASHINGTON ^① CA
County of SKAGIT ^① Orange

I certify that I know or have satisfactory evidence that Cody J. Huntingford and Evelyn L. Huntingford are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-13-18

Name: Justin Clancy
Notary Public in and for the State of CA
Residing at: Orange County, CA
My appointment expires: 2/25/2019



ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty DeedState of WACounty of Skagit

I certify that I know or have satisfactory evidence that

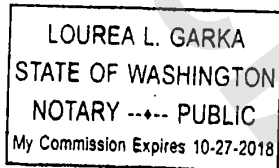
Cory J Huntingford
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.Dated: SEPTEMBER 14, 2018Lourea L Garka
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): P103876 / 4135-027-018-0607

Tract M of that certain record of survey entitled "Montborne Heights (revised), recorded August 18, 1993 in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "Plat of the Town of Montborne, Skagit County, Washington, as per plat 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.

Situate in the County of Skagit, State of 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. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 13, 1993
 Auditor's No(s): 9310130094, records of Skagit County, Washington
 In favor of: Skagit County Sewer District No. 2
 For: Sewer lines

8. Agreement, including the terms and conditions thereof; entered into;
 By: Henry Holt
 And Between: Skagit County Sewer District No. 2
 Recorded: August 4, 1994
 Auditor's No. 9408040038, records of Skagit County, Washington
 Providing: Sewer Service

9. Agreement, including the terms and conditions thereof; entered into;
 By: Henry Holt and D. Anna Strazicich, aka D. Anna Holt
 And Between: Skagit County Sewer District No. 2
 Recorded: March 12, 1993
 Auditor's No. 9303120033, records of Skagit County, Washington
 Providing: Developer Extension Agreement

10. Pay-Back Agreement, including the terms and conditions thereof;
 Recorded: October 19, 1994
 Auditor's No.: 9410190052, records of Skagit County, Washington

11. 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

EXHIBIT "B"Exceptions
(continued)

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

12. 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
13. 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
14. Notice that this parcel is located near or adjacent to property designated agricultural or forestry land as disclosed by instrument recorded under Auditor's File No. 200307100077
15. City, county or local improvement district assessments, if any.
16. Liability to future assessments, if any, levied by Skagit County Sewer District.
17. Dues, charges, and assessments, if any, levied by Montborne Heights Homeowners' Association.