


When recorded return to:
Richard D. Gourley and Janice E. Gourley
997 Chestnut Loop
Mount Vernon, WA 98274


201811090059
11/09/2018 11:26 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036354

CHICAGO TITLE
620036354

STATUTORY WARRANTY DEED

THE GRANTOR(S) Pat G. Gage, 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 Richard D. Gourley and Janice E. Gourley, a married couple

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

Lot 42, MONTREAU PHASE 1, according to the Plat thereof recorded July 23, 2007, under Auditor's File No. 200707230124, records of Skagit County, Washington

Situated in Skagit County, Washington

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

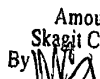
Tax Parcel Number(s): P126435 / 4935-000-042-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184955
NOV 09 2018

Amount Paid \$ 9492.40
By  Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 25, 2018

Pat G. Gage
Pat G. Gage

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Pat G. Gage
~~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: November 07, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

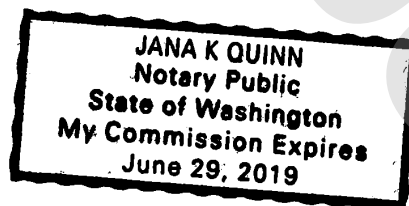


EXHIBIT "A"

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

EXHIBIT "A"Exceptions
(continued)

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:**

 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

10. 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,

EXHIBIT "A"Exceptions
(continued)

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: August 23, 2010

Recording No.: 201008230281

11. Assessments or charges and liability to further assessments or charges

Recording Date: May 1, 2008

Recording No.: 200805010004

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

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

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