

201812110056

12/11/2018 02:13 PM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:
Jonathan Wade Muhlbaier and Charron Lillian
Muhlbaier
410 Volesky Dr Se
Rainier, WA 98576

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620036487

Escrow No.: 620036487

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tyrel C. Sullivan and Ivelise Carmona Sullivan, 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 Jonathan Wade Muhlbaier and Charron Lillian Muhlbaier, a
married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Tract G 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.
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P74623 / 4135-025-011-0004,

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

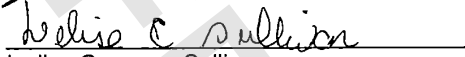
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185397
DEC 11 2018
Amount Paid \$ 6911.40
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 3, 2018



Tyrel C. Sullivan

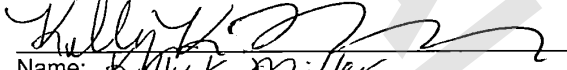


Ivelise Carmona Sullivan

State of WASHINGTON
County of Skagit

I certify that I know or have satisfactory evidence that Tyrel C. Sullivan and Ivelise Carmona Sullivan 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: 12-4-18



Name: Kelly K. Miller

Notary Public in and for the State of WA

Residing at: Mount Vernon

My appointment expires: 9-9-2020

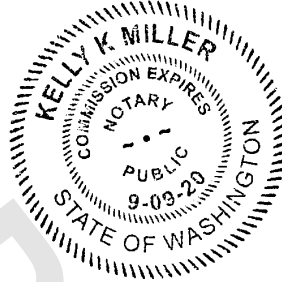


EXHIBIT "A"
Exceptions

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 "A"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 "A"Exceptions
(continued)

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Montborne Homeowners Association
Purpose: Ingress, egress and maintenance of a neighborhood entrance sign
Recording Date: August 5, 1994
Recording No.: 9408050036
Affects: A portion of said premises
11. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Mount Baker Area Council, boy Scouts of America
Purpose: Construction and maintenance of a sign
Recording Date: May 2, 1995
Recording No.: 9505020042
Affects: Portion of said premises
12. 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."
13. Assessment, including the terms and conditions thereof, disclosed by instrument
- Recorded: October 14, 1994
Auditor's No.: 9410140045, records of Skagit County, Washington
For: Acquisition, construction, and installation of a water supply system
Resolution No.: 1640-94 of the Commission of Public Utility District No. 1 of Skagit County, Wa

EXHIBIT "A"

Exceptions
(continued)

Establishing: Local Utility District No. 16
Roll No.: 490
Amount: \$3,960.42, plus interest, if any
Affects: Our tax parcel and other parcels

14. City, county or local improvement district assessments, if any.
15. Liability to future assessments, if any, levied by Skagit County Sewer District.
16. Dues, charges, and assessments, if any, levied by Montborne Heights Homeowners' Association.