

When recorded return to:
Seth B. Grim-Erickson and Samantha
Grim-Erickson
1812 North 30th Street
Mount Vernon, WA 98273

201903150102

03/15/2019 03:29 PM 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.: 620037445

CHICAGO TITLE

020037445

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael W. Montgomery and Therese E. Montgomery, also known as Terri Montgomery 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 Seth B. Grim-Erickson and Samantha Grim-Erickson, a married couple

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

Lot 28, PLAT OF TJ TOWNHOUSES, according to the plat thereof recorded November 30, 2000, under Auditor's File No. 200011300053, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P117615 / 4769-000-028-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2019

Amount Paid \$ 445.00
By Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 12, 2019

Michael W. Montgomery
Michael W. Montgomery
Therese E. Montgomery
Therese E. Montgomery

State of Washington
County of Skaagit

I certify that I know or have satisfactory evidence that Michael W. Montgomery and Therese E. Montgomery 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/hers/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 13, 2019

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

JANA K QUINN
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recording Date: July 22, 1977
Recording No.: 861138
In favor of: Continental Telephone Company
2. Reservation of all coal, oil, gas and mineral rights, and rights to explore for the same contained in the deed
Grantor: State of Washington
Recording No.: 67757

No determination has been made as to the current ownership or other matters affecting said reservations.
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: November 5, 1985
Recording No.: 8511050076
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: July 2, 1986
Recording No.: 8607020048
In favor of: Puget Sound Power & Light Company
Regarding: Electric transmission and/or distribution line
5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A:
Recording Date: September 13, 1990
Recording No.: 9009130055
6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;
Recording Date: March 2, 1999
Recording No.: 9903020122
7. Easement, including the terms and conditions thereof, disclosed by instrument(s):

EXHIBIT "A"Exceptions
(continued)

Recording Date: January 27, 2000
 Recording No.: 200001270030
 In favor of: Public Utility District No. 1 of Skagit County

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: September 12, 2000
 Recording No.: 200009120116
 In favor of: Puget Sound Energy, Inc.
 Regarding: Electric transmission and/or distribution line

9. 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;

Recording Date: September 12, 2000
 Recording No.: 200009120118

AMENDED by instrument(s):

Recording Nos.: 200103270101 and 200307310168

10. 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 the **PLAT OF TJ TOWNHOUSES:**

Recording No: 200011300053

11. Terms, conditions, and restrictions of that instrument entitled Notice;

Recording Date: April 25, 2002
 Recording No.: 200204250057

12. 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

EXHIBIT "A"Exceptions
(continued)

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;

Recording Date: October 30, 2001
Recording No.: 200110300103

AMENDED by instrument(s):

Recording Date: May 8, 2003
Recording No.: 200305080235

13. Easement, including the terms and conditions thereof, created by instrument(s);

Recording Date: October 16, 2003
Recording No.: 200310160116
In favor of: The Great American Dream dba Landmark Building & Development
Regarding: Drainage

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. City, county or local improvement district assessments, if any.
16. Assessments, if any, levied by City of Mount Vernon.
17. Assessments, if any, levied by Eastwind Homeowner's Association.