

When recorded return to:
Alexander Eugene Monteilh
1412 Digby Place
Mount Vernon, WA 98274



201904260123

04/26/2019 03:46 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.: 620037370

CHICAGO TITLE

620037370

STATUTORY WARRANTY DEED

THE GRANTOR(S) Holly J. Christensen, a single person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Alexander Eugene Monteilh, an unmarried person

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): D23C AMENDED MADDOX CREEK P.U.D. PHASE 3

Tax Parcel Number(s): P124816 / 4900-004-023-0300

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191539

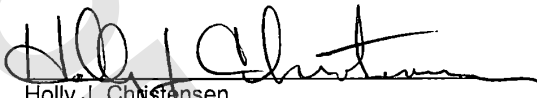
APR 26 2019

Amount Paid \$ 5816.⁷⁰
Skagit Co. Treasurer
By *nam* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 24, 2019


Holly J. Christensen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Holly J. Christensen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 25, 2019


Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2022

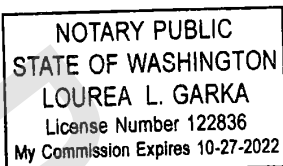


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P124816 / 4900-004-023-0300

Lot D-23-C, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030," by Boundary Line Adjustment recorded February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of Lots D-23-A, D-23-B, D-23-C, D-23-D, D-23-E and D-23-R as shown on Amended P.U.D. and Re-plat of Lots D-20, D-21, D-23, D-24, and D-25, "MADDOX CREEK P.U.D. PHASE 3," as per Mount Vernon Land Use No. LU-06-030 recorded under Skagit County Auditor's File No. 200607270145, being in a portion of the Northeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southerly most corner of said Lot D-23-R;
Thence North $54^{\circ}38'47''$ East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;
Thence North $36^{\circ}16'52''$ West for a distance of 72.19 feet;
Thence North $53^{\circ}43'08''$ East for a distance of 35.00 feet;
Thence North $36^{\circ}16'52''$ West for a distance of 3.00 feet to the True Point of Beginning;
Thence North $53^{\circ}43'08''$ East for a distance of 20.19 feet, more or less, to the Southwesterly line of Lot D-23-C Revised;
Thence South $36^{\circ}16'52''$ East along said Southwesterly line for a distance of 52.00 feet to the Southerly most corner of said Lot D-23-C Revised;
Thence South $53^{\circ}43'08''$ West for a distance of 20.19 feet, more or less, to a point bearing South $36^{\circ}16'52''$ East from the True Point of Beginning;
thence North $36^{\circ}16'52''$ West for a distance of 52.00 feet, more or less, to the True Point of Beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. 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 MADDUX CREEK PUD PHASE I:

2. Covenants, conditions, and restrictions contained in instrument(s), 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: September 9, 1996
 Auditor's No(s): 9609090083, records of Skagit County, Washington
 Executed By: City of Mount Vernon and InterWest Properties, Inc.

3. Covenants, conditions, and restrictions contained in instrument(s), 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: September 20, 1996
 Auditor's No(s): 9609200055, records of Skagit County, Washington
 Executed By: InterWest Properties, Inc.

4. 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 MADDUX CREEK PUD PHASE 3:

 Recording No: 200008140137

5. Easement, including the terms and conditions thereof, granted by instrument
 Recorded: December 17, 1997
 Auditors No.: 9712170076, records of Skagit County, Washington
 In favor of: Public Utility District No. 1 of Skagit County
 For: Construction and maintenance of a water line, lines or related

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

facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water
Affects: A non-exclusive 20 foot wide easement over, under and across a portion of said Maddox Creek P.U.D. Phase 3

6. Easement, including terms and conditions thereof, granted by instrument
Recorded: April 4, 2000
Auditor's No.: 200004040010, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County, Washington
For: Water pipeline
7. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: January 22, 2002
Auditor's No(s): 200201220124, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances
8. 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 Amended P.U.D. and Re-Plat of Lots D-20, D-21, D-22, D-23, D-24 and D-25, Maddox Creek P.U.D. Phase 3:
Recording No: 200607270145
9. Covenants, conditions, and restrictions 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: July 27, 2006
Auditor's No(s): 200607270146, records of Skagit County, Washington
Executed By: RGN Construction, LLC

Modification(s) of said covenants, conditions and restrictions

Recording Date: October 30, 2006
Recording No.: 200610300168

EXHIBIT "B"Exceptions
(continued)

10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: July 27, 2006
 Auditor's No(s): 200607270146, records of Skagit County, Washington
 Imposed By: RGN Construction, LLC

11. Quit Claim Deed for Boundary Line Adjustment and the terms and conditions thereof
 Recording Date: February 14, 2008
 Recording No.: 200802140087

12. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Boundary Line Adjustment Survey:
 Recording No: 200803040069

13. 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."

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

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

EXHIBIT "B"

Exceptions
(continued)

16. Assessments, if any, levied by Maddox Creek Master Community.
17. Assessments, if any, levied by View Crest Townhome Owner's Association.