

When recorded return to:
David M. Brown and Terri L. Brown
18114 Mariposa Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-4824

Nov 01 2019

Amount Paid \$10951.11
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040003

CHICAGO TITLE CO.
620040003
STATUTORY WARRANTY DEED

THE GRANTOR(S) Judy L. Holt and John A. Holt, A Married Couple

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to David M. Brown and Terri L. Brown, a married couple

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

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.

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

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

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: October 24, 2019

Judy L. Holt
Judy L. Holt
John A. Holt
John A. Holt

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Judy L. Holt and John A. Holt 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: October 25, 2019

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

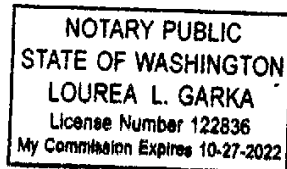


EXHIBIT "A"

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. 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 "A"**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. 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."

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

EXHIBIT "A"

**Exceptions
(continued)**

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.
18. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.