

**When recorded return to:**

Robert E. Benson and Maureen S. Benson  
1000 Chestnut Loop  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-678

Feb 25 2020

Amount Paid \$7445.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041248

**CHICAGO TITLE**  
**620041248**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dale M. Owenby and Gayle S. Owenby, 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 Robert E. Benson and Maureen S. Benson, a married couple

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

LOT 34, MONTREAUX PHASE 1, AS PER PLAT RECORDED JULY 23, 2007, UNDER  
AUDITOR'S FILE NO. 200707230124, 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): P126427 / 4935-000-034-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

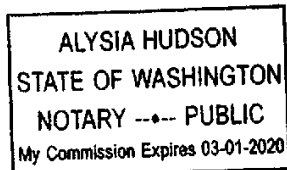
Dated: February 21, 2020

Dale M. Owenby  
Dale M. Owenby  
Gayle S. Owenby  
Gayle S. Owenby

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Dale M. Owenby and Gayle S. Owenby 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: February 24, 2020  
Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 03-01-2020



**EXHIBIT "A"**  
**Exceptions**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

|                 |  |
|-----------------|--|
| Granted to:     | Public Utility District No. 1  |
| Purpose:        | Pipeline(s) and/or main(s) for the transmission and/or distribution of water |
| Recording Date: | December 9, 1985   |
| Recording No.:  | 8512090055   |
| Affects:        | Portion of said premises   |
2. 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 Short Plat No. MV-20-81.  
  
Recording No.: 8110280008
3. 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 Short Plat No. MV-1-83.  
  
Recording No.: 8304270013
4. 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 the Plat of Montreaux Phase 1:  
  
Recording No: 200707230124
5. Easement Agreement relating to roadway, drainage, utilities  
  
Executed by: Cedar Development Corp, et. al.  
Recording Date: October 4, 1989  
Recording No.: 8910040097

Amendments to Easement Agreement recorded under recording number 9306140112 and

**EXHIBIT "A"**

**Exceptions  
(continued)**

recording number 9306140111 .

6. Easement Relocation Agreement and the terms and conditions thereof:

Recording Date: June 14, 1993  
Recording No.: 9306140119

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Recording Date: October 30, 2006  
Recording No.: 200610300144

8. Covenants, conditions, restrictions and easements 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, restrictions and easements 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

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2010  
Recording No.: 201008230281

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2011  
Recording No.: 201108290064

Modification(s) of said covenants, conditions and restrictions

**EXHIBIT "A"**

**Exceptions  
(continued)**

Recording Date: April 3, 2012  
Recording No.: 201204030049

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 27, 2014  
Recording No.: 201402270019

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 24, 2015  
Recording No.: 201511240004

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth above:

Imposed by: Montreaux 1, LLC

11. Restrictive Easement Agreement for Landscape Buffer and the terms and conditions thereof:

Recording Date: May 1, 2008  
Recording No.: 200805010005

12. Resolution No. 900 and the terms and conditions thereof:

Recording Date: January 25, 2016  
Recording No.: 201601250025

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

**EXHIBIT "A"**

**Exceptions  
(continued)**

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. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
15. Assessments, if any, levied by MONTREAUX PHASE 1 HOMEOWNERS ASSOCIATION.
16. Assessments, if any, levied by the City of Mount Vernon.
17. City, county or local improvement district assessments, if any.