

When recorded return to:

John K. OBrien and Susan M. OBrien
981 Chestnut Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1307

Apr 13 2020

Amount Paid \$7661.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041605

CHICAGO TITLE
620041605

STATUTORY WARRANTY DEED

THE GRANTOR(S) Caroline L Koley, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John K. OBrien and Susan M. OBrien, a married couple

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.)

LT 44, MONTREAUX PHASE 1

Tax Parcel Number(s): P126437 / 4935-000-044-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: April 7, 2020

Caroline L. Koley
Caroline L Koley

State of Washington
County Skagit of Skagit

I certify that I know or have satisfactory evidence that

Caroline L. Koley
(s) 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/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 4/10/2020

Ana Johnson
Name: Ana Johnson
Notary Public in and for the State of Washington
Residing at: Snodgrass
My appointment expires: 04/19/23

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126437 / 4935-000-044-0000

LOT 44, MONTREAUX PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 23, 2007, UNDER AUDITOR'S FILE NO. 200707230124, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: December 9, 1985
 Auditor's No(s).: 8512090055, records of Skagit County, Washington
 In favor of: Public Utilities District No. 1
 For: Water pipe line
 Affects: A portion of said premises

2. Charges in lieu of assessment as set forth on the face of Short Plat Nos. MV-20-81 and MV-1-83, as follows:

 The charge in lieu of assessment for each lot in this subdivision shall be (see below). (This charge includes a credit of Lateral Fee for installed sewer lines). A standard participation contract must be executed and the said amount paid prior to issuance of a sewer permit.

 To be determined at future subdividing or building.

3. Notes contained on the face of Short Plat No. MV-20-81, as follows:

 Those minimum street improvements as required under Section 16.32.034 E. adjoining Tract D in this Short Plat shall be constructed at such time as one of the following conditions occur:

 Building permit application for a residence on said Tract D.

 Tract D is further subdivided by plat or short plat.

 In the event an L.I.D. is proposed, requested or established by the City of Mount Vernon.

4. Agreement and Easement, including the terms and conditions thereof; entered into;
 By: Burr C. Reeve and Esther C. Reeve, husband and wife
 And Between: Cedar Development Corp. et al
 Recorded: October 4, 1989
 Auditor's No.: 8910040097, records of Skagit County, Washington
 Providing: Easement Agreement relating to roadway, drainage and utilities

 Amended by instrument(s):

 Recorded: June 14, 1993
 Auditor's No.: 9306140111, records of Skagit County, Washington
 Auditor's No.: 9306140112, records of Skagit County, Washington

5. Agreement and Easement, including the terms and conditions thereof; entered into;

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

By: Sea-Van Investment Associates
 And Between: Burr C. Reeve and Esther E. Reeve
 Recorded: June 14, 1993
 Auditor's No.: 9306140119, records of Skagit County, Washington
 Providing: Easement Relocation Agreement

6. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: October 30, 2006
 Auditor's No.: 200610300144, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances

7. 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 **MONTREAUX PHASE 1:**

 Recording No: 200707230124

8. Covenants, conditions and restrictions 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 and restrictions 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

EXHIBIT "B"Exceptions
(continued)

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

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

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

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

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

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by City of Mount Vernon.
12. City, county or local improvement district assessments, if any.