

When recorded return to:
Jeri Chavez and Sonny Chavez
1010 Adams Court
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 620039776

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2023

Jun 09 2020

Amount Paid \$9793.21
Skagit County Treasurer
By Marissa Guerrero Deputy

INSURED BY
CHICAGO TITLE
620039776

STATUTORY WARRANTY DEED

THE GRANTOR(S) Montreaux Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jeri Chavez and Sonny Chavez, a married couple

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

Lot 1, MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT, according to the plat thereof
recorded under Recording No. 201904050014, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Tax Parcel Number(s): P134617 / 6062-000-001-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 2, 2020

Montreaux Inc.
a Washington corporation

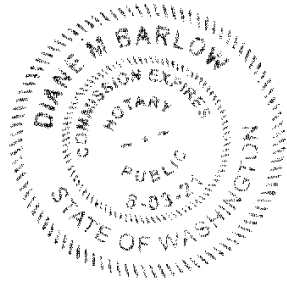
BY: H. Lee Johnson
H. Lee Johnson
President

State of Washington
County of Shelton

I certify that I know or have satisfactory evidence that H. Lee Johnson

is/are the person(s) who appeared before me, and said person acknowledged that ~~he~~/she/they signed this instrument, on oath stated that ~~he~~/she/they was authorized to execute the instrument and acknowledged it as the President of Montreaux Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 3, 2020



Name: Diane Barlow
Notary Public in and for the State of WA
Residing at: Mill Creek
My appointment expires: 8/3/21

EXHIBIT "A"

Exceptions

1. 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 CITY OF MOUNT VERNON SHORT PLAT NO. MV-20-81:

Recording No: 8110280008

(Portion of Tract D of said Short Plat)

2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 9, 1985
 Recording No.: 8512090055
 In favor of: Public Utilities District No. 1
 For: Water pipe line
 Affects: Portion of Tracts 928, 929 and 931

We note an Easement Agreement Relating to Roadway, Drainage and Utilities recorded under Recording No. 8910040097.

3. 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
 Recording No.: 8910040097
 Providing: Easement Agreement relating to roadway, drainage and utilities

AMENDED by instruments:

Recorded: June 14, 1993
 Recording No.: 9306140111
 Recording No.: 9306140112

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

By: Sea-Van Investment Associates
 And Between: Burr C. Reeve and Esther E. Reeve
 Recorded: June 14, 1993
 Recording No.: 9306140119
 Providing: Easement Relocation Agreement

EXHIBIT "A"

Exceptions
(continued)

5. Easement, including the terms and conditions thereof, granted by instrument:

Recorded: October 30, 2006
 Recording No.: 200610300144
 In favor of: Puget Sound Energy, Inc.
 For: Transmission, distribution and sale of electricity, together with necessary appurtenances
 Affects:

Easement No. 1: All streets and road rights-of-way (both private and public) 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 ten (10) feet in width across all lots, tracts, and open spaces located within the described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

6. Resolution No. 900 including the terms, covenants and provisions thereof

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

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: Transmission, distribution and sale of electricity and underground facilities and necessary appurtenances
 Recording Date: August 9, 2018
 Recording No.: 201808090089
 Affects:

Easement No. 1: All streets and road rights-of-way (both private and public) 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 right of way ten (10) feet in width five (5) feet on each side of a centerline described as follows: The centerline of Grantee's facilities as now constructed, to be constructed, extended or relocated lying within the described real property, except within Easement Area No. 1. Note: This easement description may be superseded at a later date with a surveyed description.

8. 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

EXHIBIT "A"**Exceptions
(continued)**

the extent that said covenant or restriction is permitted by applicable law, as set forth on plat of MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT:

Recording No: 201904050014

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: April 5, 2019
Recording No.: 201904050015

Modification(s) of said covenants, conditions and restrictions

Recording Date: September 25, 2019
Recording No.: 201909250093

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 below:

Imposed by: Montreaux West Homeowners Association
Recording Date: April 5, 2019
Recording No.: 201904050015

11. Agreement for Montreaux II Public Utility Development (PUD) and the terms and conditions thereof:

Between: City of Mount Vernon, a municipal corporation
And: Montreaux, LLC
Recording Date: April 5, 2019
Recording No.: 201904050016

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

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