

**When recorded return to:**  
Michael Kummerer and Janet Bantiding Kummerer  
1080 Chestnut Loop  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2059

Jun 11 2020

Amount Paid \$7125.00

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

**CHICAGO TITLE**  
**620042633**

Escrow No.: 620042633

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Stephen M. Howe and Constance M. Shultz, Co-Personal Representatives of the  
The Estate of Virginia E. Howe

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael Kummerer and Janet Bantiding Kummerer, husband  
and wife

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

LOT 24, MONTREAUX PHASE 1, A PLANNED UNIT DEVELOPMENT, AS PER PLAT  
RECORDED ON 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): P126417 / 4935-000-024-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 8, 2020

Virginia  
The Estate of ~~Virginia~~ E. Howe

BY: Stephen M. Howe  
Stephen M. Howe  
Co-Personal Representative

BY: \_\_\_\_\_  
Constance M. Shultz  
Co-Personal Representative

State of WA  
County of Kitsap

I certify that I know or have satisfactory evidence that Stephen M. Howe

(s)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 Co-Personal Representative of Estate of Virginia Estaire Howe to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 9, 2020

Ellen P. Metsker  
Name: Ellen P. Metsker  
Notary Public in and for the State of WA  
Residing at: Miss Harbor  
My appointment expires: 2/11/2022



**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 8, 2020

Virginia  
The Estate of ~~Virginia~~ E. Howe

BY: \_\_\_\_\_  
Stephen M. Howe  
Co-Personal Representative

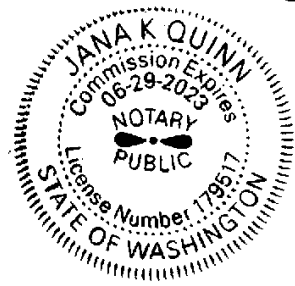
BY: Constance M. Shultz, Co-PR  
Constance M. Shultz  
Co-Personal Representative

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
Constance M. Shultz  
(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 Co-Personal Representative of Estate of Virginia Estaire Howe to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: June 10 2020

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



**EXHIBIT "A"**  
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 and June 14, 1993  
Auditor's No.: 9306140112 and 9306140111, records of Skagit County, Washington
  
5. 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

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

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

**EXHIBIT "A"**

Exceptions  
(continued)

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

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

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

10. The Terms, Conditions and Reservations as disclosed in "Resolution No. 900"

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

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



Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

©Copyright 2014  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 5/1/2020  
between Michael Kummerer Janet Kummerer ("Buyer")  
Buyer Buyer  
and Henry L Howe Virginia E Howe ("Seller")  
Seller Seller  
concerning 1080 Chestnut Lp Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authentication Michael Kummerer 05/01/2020  
Buyer 5/1/2020 8:48:05 PM PDT Date

Authentication Connie Shultz 09/09/2019  
Seller 9/9/2019 12:29:11 PM PDT Date

Authentication Janet Kummerer 05/01/2020  
Buyer 5/1/2020 8:51:53 PM PDT Date

Authentication Stephen M. Howe 05/03/2020  
Seller 5/3/2020 5:19:50 PM PDT Date