

When recorded return to:

Robert Leonard Angel and Anita Ellen Angel  
18020 Mariposa Lane  
Mount Vernon, WA 98274

## STATUTORY WARRANTY DEED

GNW 20-6762

Guardian NW Title 20-6762-TW

THE GRANTOR(S) Bradley Ray Young, Sr and Dori R. White, who acquired title as Bradley R Young and Dori R. White-Young, husband and wife, 1473 West Gateway Heights Loop, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Robert Leonard Angel and Anita Ellen Angel, husband and wife

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE  
INCORPORATED HEREIN AND MADE A PART THEREOF.

Abbreviated legal description:

Ptn. Blocks 23-27, PLAT OF THE TOWN OF MONTBORNE (aka Tract W Survey MONTBORNE HEIGHTS)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P74622/4135-024-000-0000

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3800

Sep 22 2020

Amount Paid \$11013.20

Skagit County Treasurer

By Bridget Ibarra Deputy

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Dated: 9/21/20

Bradley Ray Young Sr

Dori R. White

STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Bradley Ray Young, Sr and Dori R White is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21<sup>ST</sup> day of September, 2020

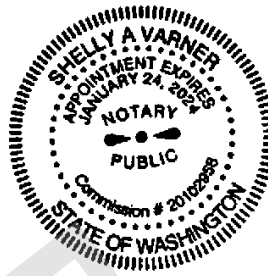
Shelly A. Varner

Signature

Notary

Title

My appointment expires: 01/24/2024



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**EXHIBIT A**

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Tract "W" 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;

AND ALSO TOGETHER WITH a 25 foot non-exclusive easement for ingress, egress and utilities over and across Tracts "V" and "U" of said Survey "Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, as delineated on said Survey;

AND ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that portion of said Survey-"Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, delineated as "Private Road Easement," affecting Tracts Q, R, S, T and U of said Survey;

AND ALSO TOGETHER WITH a 10 foot sewer and drainage easement over and across the Southeasterly portion of Tract "X" of said Survey "Montborne Heights (revised)," recorded under Skagit County Auditor's File No. 9308180056, as delineated on said Survey

Situated in the County of Skagit, State of Washington.

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**EXHIBIT B**

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**1. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: August 24, 1993

Auditor's No.: 9308240005

Executed By: Henry Holt and D. Anna Starzicich, also known as D. Anna Holt

Said covenants were amended by Auditor's File Nos. 9404220057, 9505080075, 9602050083, 9603280081 and 200501310276.

**2. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power &amp; Light Company

Dated: October 18, 1993

Recorded: October 21, 1993

Auditor's No: 9310210073

Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

**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 to and coincident with the boundaries of all private/public street and road rights-of-way.

**3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation

Dated: April 5, 1994

Recorded: April 12, 1994

Auditor's No: 9404120118

Purpose: Water pipe line

**Area Affected:**

An easement for operation and maintenance of water line over, under and through the private road easements and the adjacent 7-foot wide utility easements, as shown on the Boundary Line Adjustment Survey of Montborne Heights filed in Volume 14 of Surveys at Pages 165-166, under Auditor's File No. 9308180056.

TOGETHER WITH an easement for operation and maintenance of a water line over, under and through the Northeasterly 25 feet of Tract "U", and Tract "V", and the Easterly 20 feet of Tract "W", as shown on said Survey.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named MONTBORNE HEIGHTS (Revised) recorded August 18, 1993 as

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Auditor's File No. 9308180056.

**5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Montborne Heights Homeowner's Association

Dated: December 1, 1994

Recorded: January 4, 1995

Auditor's No.: 9501040010

Purpose: Maintenance of roadways

**6. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County Public Works

Dated: October 11, 1993

Recorded: October 13, 1993

Auditor's No.: 9310130094

Purpose: For operation and maintenance of a storm water detention facility

**7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County Sewer District No. 2, a municipal corporation

Dated: February 18, 1994

Recorded: February 25, 1994

Auditor's No.: 9402250102

Purpose: For sewer mains

**8. CONVEYANCE OF SEWER SYSTEM AFFECTING MONTBORNE HEIGHTS:**

In Favor Of: Skagit County Sewer District No. 2

Recorded: August 4, 1994

Auditor's No.: 9408040038

**9. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF.**

REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: October 3, 2005

Auditor's No.: 200510030185

**10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy, Inc., a Washington corporation

Dated: November 30, 2005

Recorded: December 19, 2005

Auditor's No.: 200512190134

Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."

Area Affected: Portion of subject property