

**When recorded return to:**  
Justin Robert Gassner and Margaret Gassner  
942 Rainier Loop  
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.: 620039805

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-227

Jan 19 2021

Amount Paid \$11429.90  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**INSURED BY  
CHICAGO TITLE**  
620039805

**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 Justin Robert Gassner and Margaret Gassner, 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.)

Lot 26, MONTREAUX PHASE 2 PUD, Rec. No. 201904050014, Skagit, Wa.

Tax Parcel Number(s): P134642 / 6062-000-026-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: January 4, 2021

Montreaux Inc .A Washington Corporation

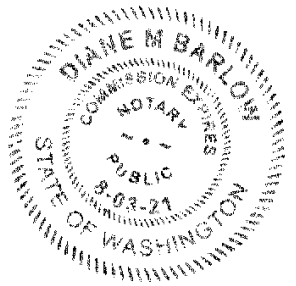
BY: [Signature]  
H. Lee Johnson  
President

State of WASHINGTON  
County of SNOHOMISH

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: January 19, 2021



[Signature]  
Name: Diane Barlow  
Notary Public in and for the State of WA  
Residing at: Hill Creek  
My appointment expires: 8-3-2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P134642 / 6062-000-026-0000**

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Lot 26, MONTREUX 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.

**EXHIBIT "B"**  
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 "B"**

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 "B"**

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

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.
14. Any unpaid assessments or charges, and liability for further assessments or charges by Montreaux Homeowners Association.