

**When recorded return to:**  
Rajwinder Kaur  
1016 Adams Court  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2288

**May 24 2021**

Amount Paid \$12045.78  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

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

500120097

**INSURED BY  
CHICAGO TITLE**

Escrow No.: 500120097

### **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 Rajwinder Kaur, an unmarried person and Tania Bains, an unmarried person

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 2, MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT

Tax Parcel Number(s): P134618 / 6062-000-002-0000

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

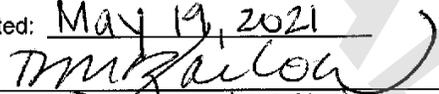
Dated: May 13, 2021

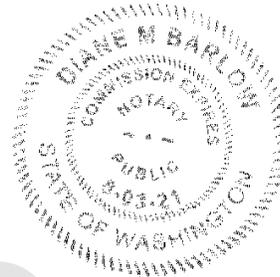
Montreaux Inc.  
a Washington corporation

BY:   
H. Lee Johnson  
President

State of WASHINGTON  
County of SNOHOMISH

I certify that I know or have satisfactory evidence that H. Lee Johnson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as President of Montreaux Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 19, 2021  
  
Name: DIANE BARLOW  
Notary Public in and for the State of WASHINGTON  
Residing at: MIL CREEK  
My appointment expires: 8/3/21



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P134618 / 6062-000-002-0000**

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LOT 2, MONTREUX PHASE 2 PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT THEREOF RECORDED UNDER RECORDING NO. 201904050014, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE 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(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utilities District No. 1  
Purpose: Water pipe line  
Recording Date: December 9, 1985  
Recording No.: 8512090055  
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. Easement Agreement and the terms and conditions thereof:

Executed by: Burr C. Reeve and Esther C. Reeve, husband and wife and Cedar Development Corp. et al  
Recording Date: October 4, 1989  
Recording No.: 8910040097  
Purpose: Relating to roadway, drainage and utilities

Amended by Instruments:

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

4. Easement Relocation Agreement and the terms and conditions thereof:

Executed by: Sea-Van Investment Associates and Burr C. Reeve and Esther E. Reeve  
Recording Date: June 14, 1993  
Recording No.: 9306140119

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

**EXHIBIT "B"**

Exceptions  
(continued)

In favor of: Puget Sound Energy, Inc.  
Purpose: Transmission, distribution and sale of electricity, together with necessary appurtenances  
Recording Date: October 30, 2006  
Recording No.: 200610300144  
Affects: Portion of said premises

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 and the terms and conditions 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: Portion of said premises

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 the extent that said covenant or restriction is permitted by applicable law, as set forth on the

**EXHIBIT "B"**

Exceptions  
(continued)

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: December 11, 2020  
Recording No.: 202012110173

10. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

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

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

Executed by: 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. Dues, Charges and/or Assessments, if any, levied by Montreaux Homeowners Association.
14. City, county or local improvement district assessments, if any.