

When recorded return to:

William C. Ruthford and Marcia A. Ruthford
955 Goode Place
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.: 500120617

**INSURED BY
CHICAGO TITLE**

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 William C. Ruthford and Marcia A. Ruthford, a married couple

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

LOT 23, MONTREAUX PHASE 2 PLANNED UNIT DEVELOPMENT, ACCORDING TO THE PLAT
THEREOF RECORDED APRIL 5, 2019, UNDER AUDITOR'S FILE NO. 201904050014,
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): P134639 /
6062-000-023-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5692

Dec 14 2021

Amount Paid \$13729.36
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: December 6, 2021

Montreaux Inc.
A Washington corporationBY: H. Lee Johnson
PresidentState 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.


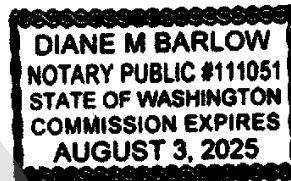
Dated: DECEMBER 6, 2021
Name: DIANE M BARLOW
Notary Public in and for the State of WASHINGTON
Residing at: MILL CREEK
My appointment expires: 8/3/25

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
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
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 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

EXHIBIT "A"

Exceptions
(continued)

Modification(s) of said covenants, conditions and restrictions

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

10. Liens and charges as set forth in the above mentioned declaration,
Payable to: Montreaux West Homeowners Association
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. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by City of Mount Vernon.
14. Assessments, if any, levied by Montreaux Homeowners Association.