

When recorded return to:

Mark Burroughs
The Mark A. & Dona A. Burroughs Family Trust
dated September 30, 1993
985 Rainier Loop
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620050086

CHICAGO TITLE CO.
620050086

STATUTORY WARRANTY DEED

THE GRANTOR(S) Heidi Dean Abdallah, married as separate property

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Mark A Burroughs and Dona A Burroughs, Co-Trustees of the Mark A. & Dona A. Burroughs Family Trust dated September 30, 1993

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

LOT 18, 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): P134634 / 6062-000-018-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5853

Dec 22 2021

Amount Paid \$13078.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 14, 2021

Heidi Dean Abdallah
Heidi Dean Abdallah

State of washington
county of skagit

I certify that I know or have satisfactory evidence that
Heidi Dean Abdallah
~~is~~ are the ~~person~~(s) who appeared before me, and said ~~person~~(s) acknowledged that
(he/~~she~~/they) signed this of instrument and acknowledged it to be (his/~~her~~/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: December 21 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03 01 2024

EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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

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 said premises

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

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

EXHIBIT "A"

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

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, encroachments, 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 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. 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

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 Mt 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**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated December 12, 2021

between Mark A. Burroughs Dona A. Burroughs ("Buyer")
Buyer Buyer
and Heidi D Abdallah ("Seller")
Seller Seller
concerning 985 Rainier Loop 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.

Authenticator
Mark A Burroughs 12/12/2021
Buyer Date

DocuSigned by:
Heidi Abdallah 12/12/2021
Seller Date

Authenticator
Dona A Burroughs 12/12/2021
Buyer Date

Seller Date