

When recorded return to:
Teri Jyl Bruns
Generally Delivery
Conway, WA 98238

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

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

CHICAGO TITLE COMPANY
500134822

Escrow No.: 500134822

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 Teri Jyl Bruns, an unmarried person

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

LOT 9, MONTREAUX 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P134625 / 6062-000-009-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222213

May 27 2022

Amount Paid \$14367.54
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 20, 2022

Montreaux Inc.
a Washington corporation

BY: [Signature]
H. Lee Johnson
President

State of WASHINGTON
County of SNOHOMISH

This record was acknowledged before me on 5/24/2022 by H. Lee Johnson as President of Montreaux, Inc.

[Signature]
(Signature of notary public)

Notary Public in and for the State of WA
Residing at: MILWAUKEE
My commission expires: 8/3/25



EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recording Date: December 9, 1985
Recording No.: 8512090055
In favor of: Public Utilities District No. 1
For: Water pipe line
Affects: A portion of said premises

2. 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 City of Mount Vernon Short Plat no. MV-20-81:

Recording No: 8110280008

3. Agreement and Easement, including the terms and conditions thereof;

Recording Date: October 4, 1989
Recording No.: 8910040097
Providing: Easement Agreement relating to roadway, drainage and utilities

AMENDED by instrument(s):

Recording Date: June 14, 1993
Recording No.: 9306140111

Recording Date: June 14, 1993
Recording No.: 9306140112

4. Agreement and Easement, including the terms and conditions thereof;

Recording Date: June 14, 1993
Recording No.: 9306140119
Providing: Easement Relocation Agreement

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recording Date: October 30, 2006
Recording No.: 200610300144
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line

EXHIBIT "A"**Exceptions
(continued)**

6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Public Utility District No. 1 of Skagit County
 Purpose: Pipe Line(s)
 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.
7. Resolution No. 900 including the terms, covenants and provisions thereof
- Recording Date: January 25, 2016
 Recording No.: 201601250025
8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Puget Sound Energy, Inc.
 Purpose: Utilities
 Recording Date: August 9, 2018
 Recording No: 201808090089
 Affects: Said Land
9. 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
10. 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

EXHIBIT "A"Exceptions
(continued)

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

11. 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

12. Agreement for Planned Unit Development

Grantor: Montreaux Inc, a Washington Corporation
Grantee: City of Mount Vernon, a Municipal Corporation
Recording Date: April 5, 2019
Recording No.: 201904050016

13. City, county or local improvement district assessments, if any.