

**When recorded return to:**  
Antonio Skilton  
1016 Adams Court  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20238122  
Sep 19 2023  
Amount Paid \$13834.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110  
Bellevue, WA 98005

**CHICAGO TITLE COMPANY**  
**620055008**

Escrow No.: 0262473-OC

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Rajwinder Kaur, an unmarried person and Tania Raj, who acquired title as Tania Bains, an unmarried person, each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Antonio Skilton, an unmarried person

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

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.

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

Tax Parcel Number(s): P134618

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

Dated: September 18, 2023

Rajwinder Kaur  
Rajwinder Kaur  
Tania Raj  
Tania Raj

State of Washington  
County of Skaqit

This record was acknowledged before me on 09/19/2023 by Rajwinder Kaur.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

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

State of Washington  
County of Skaqit

This record was acknowledged before me on 09/19/2023 by Tania Raj.

Alysia Hudson  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 03/01/2024

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

**EXHIBIT "A"**  
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

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  
(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 of Skagit County, Washington, a Municipal Corporation, its successors or assigns  
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:  
In favor of: Puget Sound Energy, Inc., a Washington corporation  
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:

**EXHIBIT "A"**

Exceptions  
(continued)

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. a Washington corporation  
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, 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  
  
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

**EXHIBIT "A"**

Exceptions  
(continued)

thereof:

Executed by: City of Mount Vernon, a municipal corporation and Montreaux, LLC

Recording Date: April 5, 2019

Recording No.: 201904050016

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Mt Vernon.
14. City, county or local improvement district assessments, if any.