

When recorded return to:

Robert N. Higbee
The Revocable Living Trust of Robert N. Higbee
and Colleen R. Higbee dated April 25th, 2017
997 Chestnut Loop
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20252332

Jul 22 2025

Amount Paid \$12232.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620058305

CHICAGO TITLE
620058305

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Jenkins Personal Representative of The Estate of Richard D. Gourley
and Janice E. Gourley, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Robert N. Higbee and Colleen R. Higbee, Trustee of The
Revocable Living Trust of Robert N. Higbee and Colleen R. Higbee dated April 25th, 2017

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 42, MONTREAUX PHASE 1, REC NO. 200707230124

Tax Parcel Number(s): P126435 / 4935-000-042-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 7-18-2025

The Estate of Richard D. Gourley

BY: [Signature]
Kenneth Jenkins
Personal Representative

Janice E. Gourley

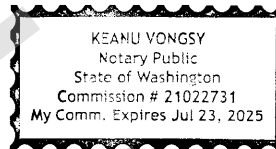
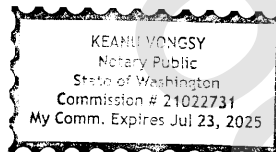
JANICE E. GOURLEY BY KJD AS POWER OF ATTORNEY
By Kenneth Jenkins as Power of AttorneyState of WA
County of KingThis record was acknowledged before me on 7/18/25 by Kenneth Jenkins as Personal Representative of the Estate of Richard Gourley.(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 7/23/25State of WA
County of KingThis record was acknowledged before me on 7/18/25 by Kenneth Jenkins as Power of Attorney for Janice E. Gourley.(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 7/23/25

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126435 / 4935-000-042-0000

LOT 42, MONTREAUX PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 2007, UNDER AUDITOR'S FILE NO. 200707230124, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"

Exceptions

1. 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, Washington, a municipal corporation
 Purpose: Water pipeline
 Recording Date: December 9, 1985
 Recording No.: 8512090055
 Affects: 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 Short Plat No. MV-20-81.
3. 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 Short Plat No. MV-1-83.
4. 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 1:

 Recording No: 200707230124
5. Easement Agreement relating to Roadway, Drainage and Utilities 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

The Amendments for the above mentioned Easement Agreement is recorded under

EXHIBIT "B"Exceptions
(continued)

Recording No: 9306140111
Recording No: 9306140112

6. 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

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: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: October 30, 2006
Recording No.: 200610300144
Affects: Portion of said premises

8. Covenants, conditions and restrictions 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: May 16, 2008
Recording No.: 200805160148

9. Covenants, conditions and restrictions 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: May 1, 2008
Recording No.: 200805010004

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 23, 2010
Recording No.: 201008230281

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2011

EXHIBIT "B"

Exceptions
(continued)

Recording No.: 201108290064

Modification(s) of said covenants, conditions and restrictions

Recording Date: April 3, 2012
Recording No.: 201204030049

Modification(s) of said covenants, conditions and restrictions

Recording Date: February 27, 2014
Recording No.: 201402270019

Modification(s) of said covenants, conditions and restrictions

Recording Date: November 24, 2015
Recording No.: 201511240004

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 Community Association
Recording Date: May 1, 2008
Recording No.: 200805010004

11. Resolution No. 900 and the terms and conditions thereof:

Recording Date: January 25, 2016
Recording No.: 201601250025

12. 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

EXHIBIT "B"Exceptions
(continued)

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."

13. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year:	2025
Tax Account Number:	P126435 / 4935-000-042-0000
Levy Code:	0930
Assessed Value-Land:	\$236,300.00
Assessed Value-Improvements:	\$508,800.00

General and Special Taxes:	Billed: \$7,885.93
	Paid: \$3,943.00
	Unpaid: \$3,942.93

14. Assessments, if any, levied by Mt Vernon.
15. City, county or local improvement district assessments, if any.