

When recorded return to:
Wilfred Schaub and Nancy M. Schaub
4228 Sunray Court
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253155
Sep 26 2025
Amount Paid \$13745.00
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.: 620060129

CHICAGO TITLE CO.

620060129

STATUTORY WARRANTY DEED

THE GRANTOR(S) Scott Mangold, a married person and Stephanie K. Lynn, a married person and Teresa J. Tweed, an unmarried person and Karrie B. McCrea, an unmarried person and Karla K. Jacks, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Wilfred Schaub and Nancy M. Schaub, a married couple

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 68, MONTREAU, PH 1, REC 200707230124

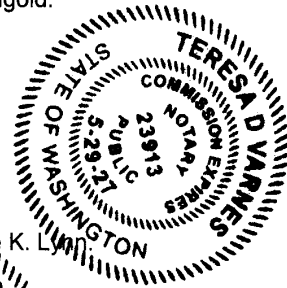
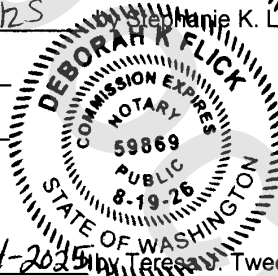
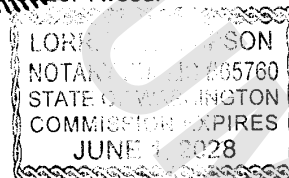
Tax Parcel Number(s): P126461 / 4935-000-068-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: 9-25-25Scott Mangold
Scott MangoldStephanie K. Lynn
Stephanie K. LynnTeresa J. Tweed
Teresa J. TweedKarla K. Jacks
Karla K. JacksState of Washington
County of SnohomishThis record was acknowledged before me on 9-24-25 by Scott Mangold.Shirley D. Varnes
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 5/04/27State of Washington
County of SnohomishThis record was acknowledged before me on 9/25/25 by Stephanie K. Lynn.Deborah K. Flick
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 8/19/26State of Washington
County of SnohomishThis record was acknowledged before me on 9-24-2025 by Teresa J. Tweed.Lorne Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 6-1-2028

STATUTORY WARRANTY DEED

(continued)

Dated: _____

Scott Mangold_____
Stephanie K. Lynn_____
Teresa J. Tweed_____
Karrie B. McCre
Karrie B. McCre_____
Karla K. Jacks

State of _____

County of _____

This record was acknowledged before me on _____ by Scott Mangold.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

State of _____

County of _____

This record was acknowledged before me on _____ by Stephanie K. Lynn.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

State of _____

County of _____

This record was acknowledged before me on _____ by Teresa J. Tweed.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

STATUTORY WARRANTY DEED

(continued)

State of _____

County of _____

This record was acknowledged before me on _____ by Karrie B. McCrea.

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

State of WashingtonCounty of SkagitThis record was acknowledged before me on 9-24-25 by Karla K. Jacks.Teresa D Varnes

(Signature of notary public)

Notary Public in and for the State of WashingtonMy commission expires: 5/29/27

STATUTORY WARRANTY DEED

(continued)

State of WA
County of Spokane
This record was acknowledged before me on 9/24/25 by Karrie B. McCrea.

Anthony Buchanan
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 6/11/29

State of _____
County of _____
This record was acknowledged before me on _____ by Karla K. Jacks.

(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____

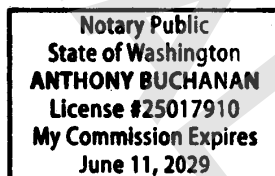


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P126461 / 4935-000-068-0000

LOT 68, MONTREAUX, PHASE 1, AS PER PLAT RECORDED ON 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 Utilities District No. 1 of Skagit County
Purpose:	Water Pipe Line
Recording Date:	December 9, 1985
Recording No.:	8512090055
Affects:	As described
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 MV-1-83.
4. Easement Agreement Relating to Roadway, Drainage and Utilities and the terms and conditions thereof:

Recording Date:	October 4, 1989
Recording No.:	8910040097

Amended by instrument(s):

Recorded:	June 14, 1993
Recording No.:	9306140111
Recording No.:	9306140112
5. Easement Relocation Agreement and the terms and conditions thereof:

Recording Date:	June 14, 1993
Recording No.:	9306140119
6. 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
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EXHIBIT "B"**Exceptions**
(continued)

Purpose: Electric Transmission and/or distribution lines
 Recording Date: October 30, 2006
 Recording No.: 200610300144
 Affects: As described

7. 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

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, 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: May 1, 2008
 Recording No.: 200805010004

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 29, 2011
 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

EXHIBIT "B"Exceptions
(continued)

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. 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."

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 City of Mount Vernon.
14. City, county or local improvement district assessments, if any.