

AFTER RECORDING MAIL TO:
TONY MILLER-RANSOME
1820 WALTER STREET
MOUNT VERNON, WA 98273

199907300131

Kathy Hill, Skagit County Auditor
7/30/1999 Page 1 of 2 2:07:08PM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: M990280
LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): JOSEPH D. WOODMANSEE, KIMBERLY A. WOODMANSEE
Grantee(s): TONY MILLER-RANSOME, CAROL R. MILLER-RANSOME
Abbreviated Legal: Lot C, MV SP 4-94 in 30-34-4 E W.M., records of SKAGIT
County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 340430-0-283-0403

THE GRANTOR JOSEPH D. WOODMANSEE and KIMBERLY A. WOODMANSEE, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to TONY MILLER-RANSOME and CAROL R. MILLER-RANSOME,
husband and wife
the following described real estate, situated in the County of SKAGIT, State of Washington:
Lot C, Short Plat No. MV-4-94, approved August 15, 1994, recorded August 16,
1994 in Book 11 of Short Plats, page 99, under Auditor's File NO. 9408180070
and being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 30,
Township 34 North, Range 4 East, W.M.
Situate in the County of Skagit, State of Washington.

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

Dated this 29th day of July, 1999

By Joseph D. Woodmansee By _____
JOSEPH D. WOODMANSEE

By Kimberly A. Woodmansee By _____
KIMBERLY A. WOODMANSEE

STATE OF WASHINGTON }
County of SKAGIT } SS:

30707
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUL 30 1999

Amount Paid \$2,614.49
Skagit Co. Treasurer
By mx Deputy

I certify that I know or have satisfactory evidence that JOSEPH D. WOODMANSEE & KIMBERLEY
WOODMANSEE A.
are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: July 29TH, 1999



Carrie Huffer
CARRIE HUFFER
Notary Public in and for the State of WASHINGTON
Residing at BURLINGTON
My appointment expires: DECEMBER 31, 1999

Schedule "B-1"

P-90423

EXCEPTIONS:

A. Notes contained on the face of Short Plat No. MV-4-94 and Short Plat No. MV-5-94, as follows:

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts;
2. Zoning - R-1-6.0;
3. Sewage Disposal - City of Mount Vernon Sanitary Sewer System;
4. Water - P.U.D. No. 1;
5. Each lot within this subdivision will be subject to impact fees payable prior to issuance of a building permit.

B. Terms and conditions of that certain No Protest Agreement recorded December 29, 1988, under Auditor's File No. 8812290014.

C. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the front 7 (seven) feet of all lots adjoining Douglas Street, Walter Street and Taylor Street, and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, fixtures, and appurtenances attached thereto, for the purpose of providing utility service to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted.

D. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

E. Typical building set back lines as set forth on the face of Short Plat No. MV-4-94.

