

AFTER RECORDING MAIL TO:

Steven B Edgar
707 Lilac Drive
Mount Vernon, WA 98273



200003270095
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of

Horizon Bank

A Savings Bank

Loan # 0550001948

FIRST AMERICAN TITLE CO.

61673-1

Statutory Warranty Deed

THE GRANTOR Harold W LeBrocq III and Opal C LeBrocq, Husband and Wife

for and in consideration of Ten and NO/100 Dollars (\$10.00) and
other good and valuable consideration
in hand paid, conveys and warrants to Steven B Edgar and Terry L Forde-Edgar, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 35, "Little Mountain Addition No: 2", as per plat recorded in
Volume 15 of plats, pages 81 through 83, inclusive, records of
Skagit County, Washington.

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID 34481

MAR 27 2000

Amount Paid \$ 2,258.82
Skagit County Treasurer
By: Deputy

Subject To: See attached for Subject To's
Assessor's Tax Parcel/Account Number 4601-000-035-0004 R103007
Abbreviated Legal Description Lot 35, "Little Mountain Addn. #2"
Dated this 21st day of March 2000

By Harold W LeBrocq III (seal)
Harold W LeBrocq III (seal)

By Opal C LeBrocq (seal)
Opal C LeBrocq (seal)

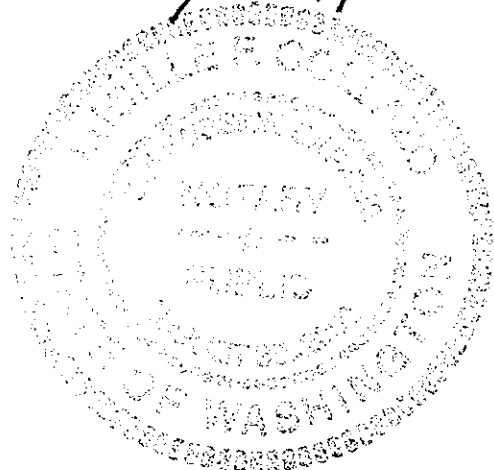
By (seal)

By (seal)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Harold W LeBrocq III
Opal C LeBrocq the person S who appeared before me, and said
person S acknowledged that they signed this instrument and acknowledged it to be free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 3/24/00



Lucille F Collazo
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08-30-2002

LUCILLE F COLLAZO

Schedule "B-1" Exceptions

A. RESERVATIONS CONTAINED IN DEED

Executed by:

Recorded:

Auditor's No.:

As Follows:

DECEMBER 8, 1989

8912080068

Property shall not at any time be used
for a Retirement Center or Senior *

* Housing Project.

Said Restriction is also shown on the face of the Plat.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

Private Drainage Easement

An easement for the purpose of conveying
local storm water runoff is hereby granted in
favor of all abutting lot owners in the areas
designated as private drainage easements.
The maintenance of private drainage easement
established and granted herein shall be the
responsibility of the cost thereof shall be
borne equally by the present and future *

* owners of the abutting property and their heirs, personal
representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said
easements for emergency purposes at its own discretion.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:

City of Mount Vernon, a Municipal
Corporation

And:

Alvin Rainbolt and Judy A. Rainbolt

Dated:

JUNE 30, 1992

Recorded:


AUGUST 18, 1992

Auditor's No.:

9208180004

Regarding:

Formation of Local Improvement
District


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Schedule "B-1" Exceptions

D. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power & Light Company, Inc. Cascade * and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services 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 privileges herein granted.

* Natural Gas Corporation, Contel of the Northwest and T.C.I. Cablevision of Washington, Inc.

E. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utilities
Affects: Front 7 feet adjacent to all streets

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: SEPTEMBER 14, 1993
Recorded: SEPTEMBER 21, 1993
Auditor's No.: 9309210090
Executed by: Alvin Rainbolt and Judy A. Rainbolt



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Kathy Hill, Skagit County Auditor

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