

AFTER RECORDING MAIL TO:

Leo J Startin
420 S 32nd Pl
Mount Vernon, WA 98273

200004120027
Kathy Hill, Skagit County Auditor
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Filed for Record at Request of

Horizon Bank

A Savings Bank

Loan # 0550001952

Statutory Warranty Deed

ISLAND TITLE CO.

THE GRANTOR Alan R Thieman and Heidi S Thieman, 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 Leo J Startin and A Denise Startin, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:
Tract B of CITY OF MOUNT VERNON SHORT PLAT NO. 12-77, approved
July 25, 1977, and recorded July 25, 1977, in Volume 2 of Short
Plats, page 90, under Auditor's File No. 861362, records of
Skagit County, Washington, being a portion of Lot 1, Monte Vista
Terrace Addition to Skagit County, Washington, according to the
plat thereof recorded in Volume 8 of Plats, pages 20 and 21,
records of Skagit County, Washington. Situated in Skagit County,
Washington.

Subject To: See attached

Assessor's Tax Parcel/Account Number 3956-000-001-0205

Abbreviated Legal Description Tract B, City of Mt Vernon Short Plat No. 12-77

Dated this 4th day of April 2000

By Alan R. Thieman
Alan R Thieman (seal)

By Heidi S. Thieman
Heidi S Thieman (seal)

By _____
(seal)

By _____
(seal)

State of

County of Skagit

I certify that I know or have satisfactory evidence that Alan R Thieman
Heidi S Thieman the person 5 who appeared before me, and said
person 5 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: 4-5-2000



William W. Ketcher
Notary Public in and for the State of WASHINGTON
Residing at 1503 Riverside Dr, Mount Vernon
My appointment expires: 7-23-2002

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax

34760
APR 12 2000

Amount Paid \$ 2,759.00
Skagit Co. Treasurer
By DC Deputy

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 7, 1929
Auditor's No.: 220833, records of Skagit County, Washington
In favor of: Puget Sound Power & Light
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: January 19, 1978
Auditor's No.: 872238, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company, Continental Telephone of the Northwest and Nationwide Cablevision, Inc.
For: Underground electric system, telephone cable and T.V. cable
Affects: The seven (7) feet parallel and adjacent to the road frontage
3. Easement, including the terms and conditions thereof, granted by instrument;
Dated: September 14, 1978
Recorded: September 15, 1978
Auditor's No.: 887493, records of Skagit County, Washington
In favor of: Tract A of said short plat
For: Utilities
Affects: The Northerly portion of said premises
4. Notes on the face of said Monte Vista Terrace Water Association, as follows:
 - A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
 - B. Short Plat number and date of approval shall be included in all deeds and contracts.
 - C. Zoning – Residential Agricultural.
 - D. Sewage Disposal – City of Mount Vernon.
 - E. Water – PUD water line proposed – not existing.

Continued



SCHEDULE B-001
Page 2

5. Agreement, including the terms and conditions thereof, entered into;
Between: Lloyd E. Nelson and Hulda E. K. Nelson, husband and wife; Emil Youngquist and Bertha H. Youngquist, husband and wife; Mabel Andrews, a widow; and Glen Kelley and Gertrude Kelley, husband and wife
Recorded: December 4, 1972
Auditor's No.: 77719, records of Skagit County, Washington
Providing: Monte Vista Terrace Water Association
6. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry; Together With the right, upon paying reasonable compensation, to acquired rights of way for transporting and moving products from other lands, contained in Deed
Recorded: September 25, 1900
Volume: 41 of Deeds
Page: 291, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma J. Lindsey
7. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin;
Recorded: August 25, 1961
Auditor's No.: 611564, records of Skagit County, Washington
Executed By: Lloyd E. Nelson and Hulda E.K. Nelson, husband and wife
- And as Amended by instrument;
Recorded: July 6, 1977
Auditor's File No.: 859940
Records of: Skagit County, Washington

- END OF SCHEDULE B-001 -



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Kathy Hill, Skagit County Auditor

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