



200005250040  
Kathy Hill, Skagit County Auditor  
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RETURN TO:

Peoples Bank  
4183 Meridian Street, 2nd Floor  
Bellingham, WA 98226

P-93270  
LAND TITLE COMPANY OF SKAGIT COUNTY

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 340421-3-038-0100/P107742  
LOAN NUMBER: 5019236-401

### STATUTORY WARRANTY DEED

THE GRANTOR Ryan Daman and Stacey Daman, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration in hand paid, conveys and warrants to Bruce Brandon Avery, A Single Person, an undivided 50% interest, and Renee Nicole Torseth, A Single Person, an undivided 50% interest

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 4 OF MOUNT VERNON SHORT PLAT NO. 4-95, APPROVED JULY 28, 1995, RECORDED JULY 28, 1995 IN VOLUME 12 OF SHORT PLATS, PAGES 7 AND 8, UNDER AUDITOR'S FILE NO. 9507280019, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, SECTION 21, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M., EXCEPT THE NORTH 267.83 FEET OF SAID LOT 4, NOW PLATTED AS A PORTION OF "PLAT OF EAST SECTION HEIGHTS". TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, AND UTILITIES, AS SHOWN ON THE FACE OF THE SHORT PLAT. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To: As Hereto Attached In Exhibit "A" And By This Reference Made A Part Hereof

Dated 05/17/00

35437  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

Seller \_\_\_\_\_ MAY 25 2000 \_\_\_\_\_

*Ryan Daman*  
Seller Ryan Daman

Seller \_\_\_\_\_  
Amount Paid \$2,536.50  
By Skagit Co. Treasurer Deputy

*Stacey Daman*  
Seller Stacey Daman

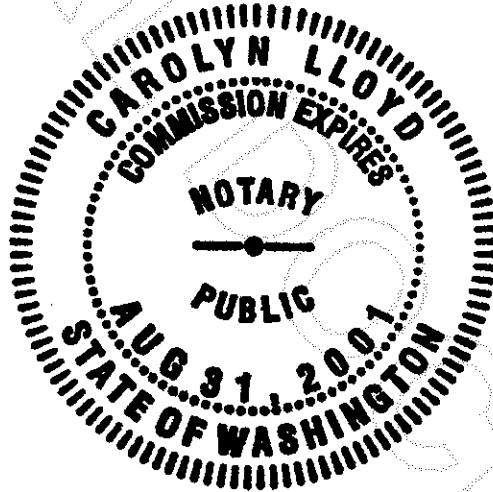
STATE OF *Washington*

County ss:

On this day personally appeared before me Ryan Daman and Stacey Daman

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this *24th* day of *May*, 2000.



*Carolyn Lloyd*  
CAROLYN LLOYD

Notary Public in and for the State of Washington, residing at *mt Vernon*

My appointment expires: *8-31-2001*

EXHIBIT "A"

A. 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.

B. Easements shown on face of Short Plat:

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 that portion of the 30 foot private utility easement and the front 7 feet of Section Street 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 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.

Private Storm Drainage Easement:

An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements established and granted herein shall be the responsibility of, the costs hereof 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. Notes shown on face of Short Plat, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Zoning - R-1-13.5;
3. Sewage Disposal - City of Mount Vernon Sanitary Sewer System;
4. Water - P.U.D. No. 1;
5. All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
6. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility shall be shared equally by all owners based on usage;

D. EASEMENTS SHOWN ON SHORT PLAT:

For: Ingress, egress, utilities and drainage



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AD RD