

AFTER RECORDING MAIL TO:
Suzanne R. McDougale
1019 Vera Court
Mount Vernon, WA 98273

200005310056
Kathy Hill, Skagit County Auditor
5/31/2000 Page 1 of 3 11:48:59AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00065-00

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

P93124

Grantor(s): Ricky H. Calahan and Lisa K. Calahan
Grantee(s): Suzanne R. McDougale

Abbreviated Legal: Lot(s) 6 Plat Of Brittwood Volume 15 Page(s) 31 And 32

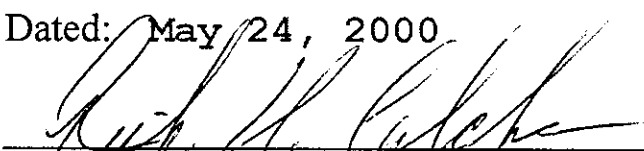
Assessor's Tax Parcel Number(s): 4578-000-006-0005 P100836

THE GRANTOR Ricky H. Calahan and Lisa K. Calahan, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Suzanne R. McDougale, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot(s) 6 Plat Of Brittwood, according to the plat thereof recorded in Volume 15 of plats, Page(s) 31 And 32, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated: May 24, 2000


Ricky H. Calahan


Lisa K. Calahan

35543
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 31 2000

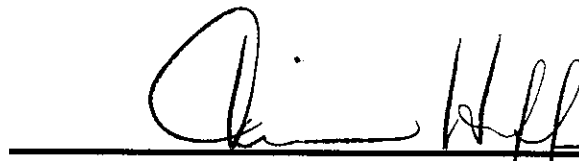
State of Washington }
County of Skagit } SS:

Amount Paid \$ 2259.71
By:  Skagit County Treasurer
Deputy

I certify that I know or have satisfactory evidence that Ricky H. Calahan & Lisa K. Calahan 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: May 26, 2000




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: December 31, 2003

Schedule "B-1"

P-93424

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: .. Puget Sound Power & Light Company,
a Washington corporation
Purpose: The right to construct, operate, maintain,
repair, replace and enlarge an underground
electric transmission and/or distribution
system
Area Affected: A strip of land 10 feet in width across
all lots, tracts and spaces located within
the above described property being
parallel to and coincident with the
boundaries of all private/public street
and road right of way.
Recorded: December 9, 1991
Auditor's No.: 9112090089

B. Conditions contained in the Dedication of said Plat, as follows:

"...dedicates to the use of the public forever, the streets and
avenues shown hereon and the use thereof for all public purposes
consistent with the use thereof for public highway purposes together
with the right to make all necessary slope for cuts and fills upon
the lots and blocks shown hereon in the original reasonable grading
of all such streets and avenues shown hereon."

C. Notes contained on the face of the Plat, as follows:

This Plat is located within the floodplain of the Skagit River
(Flood Zone A01). Finished floor elevation may have to be elevated
to comply with floodplain requirements. See City of Mount Vernon
Building Officials for details.

D. Sewer Assessment Credit contained on the face of the Plat, as
follows:

Each lot in this plat shall receive a one time credit in the
amount of \$900.00 against the sewer capacity charge. This credit
shall be given at the time of sewer permit issuance.

E. Easement provisions contained on the face of the Plat, as
follows:

An easement is hereby reserved for and granted to City of Mount
Vernon, Public Utility District No. 1, Puget Sound Power and Light
Company, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of
Washington, Inc., and their respective successors and assigns under

- Continued -

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Schedule "B-1"

P-93424

EXCEPTIONS CONTINUED:

E. (Continued.)

and upon the exterior seven (7) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, 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 privileges herein granted.

F. Private Drainage Easement contained on the face of the Plat, as follows:

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 easements established and granted herein shall be the responsibility of, the costs 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.

G. Note regarding Tract A as shown on the face of the Plat, as follows:

A strip of land to be conveyed to the City of Mount Vernon to be used for ingress and egress to Lot 19 and for utilities and pedestrian access to West Street. Lot 19 is to have full landscaping privileges of said strip upon approval by the City of Mount Vernon. No vehicular access is allowed to West Street from said strip.

H. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	March 27, 1992
Auditor's No.:	9203270023
Declarant:	Westside Associates, Limited Partnership

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Private drainage
Area Affected:	South 20 feet and East 10 feet

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