

FILED AT THE REQUEST OF:



200009200068

, Skagit County Auditor

9/20/2000 Page 1 of 5 2:16:38PM

WHEN RECORDED, RETURN TO:  
Geoffrey C. Andrist  
Christine M. Haberlach  
903 South 22nd Court  
Mount Vernon WA 98274

ISLAND TITLE CO.

SB-16737 ✓

**STATUTORY WARRANTY DEED**

GRANTOR (s) : Glancy, Robert S.;  
Glancy, Donald L. & Merrilee F.;  
O'Neil, Stanley J. & Shannon A.

GRANTEE (s) : Andrist, Geoffrey C.;  
Haberlach, Christine M.

ABBREVIATED LEGAL DESCRIPTION: Lot 25, SPRING TREE

ASSESSOR'S TAX PARCEL NUMBER: 4541-000-025-0005

THE GRANTOR, Robert S. Glancy, a married man as his separate estate; Donald L. Glancy and Merrilee F. Glancy, husband and wife; and Stanley J. O'Neil and Shannon A. O'Neil, husband and wife, for and in consideration of Ten dollars and other valuable consideration in hand paid, conveys and warrants to Geoffrey C. Andrist, a single man, and Christine M. Haberlach, a single woman, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 25, SPRING TREE, according to the plat thereof recorded in Volume 14 of Plats, pages 142 and 143, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to covenants, conditions, restrictions, easements, dedications, reservations, and agreements of record, if any, as more fully described on attached Exhibit A.

Dated: September 14, 2000.

Robert S. Glancy  
Robert S. Glancy

Donald L. Glancy  
Donald L. Glancy

Merrilee F. Glancy  
Merrilee F. Glancy

Stanley J. Neil  
Stanley J. Neil

Shannon A. O'Neil  
Shannon A. O'Neil

37367  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

SEP 20 2000

Amount Paid \$ 2,581.00  
Skagit County Treasurer  
By: DC Deputy

STATE OF WASHINGTON )  
                          SKAGIT ) ss.  
COUNTY OF SNOHOMISH )

On this day, personally appeared before me Robert S. Glancy, to me known to be one of the individual(s) described in and who executed the within and foregoing instrument, and acknowledged to me that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal on September 14, 2000.



Linda Pierson  
Linda Pierson

NOTARY PUBLIC in and for the State of Washington, residing at LaConner  
My appointment expires: 3/19/2003



EXHIBIT A

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., 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 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.

3. Easement delineated on the face of said plat;  
For: Drainage  
Affects: The West 10 feet of said premises
4. Easement delineated on the face of said plat;  
For: Utilities  
Affects: The exterior 10 feet adjacent to streets
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: March 26, 1990  
Auditor's No.: 9003260062, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: All streets and exterior 10 feet adjacent to streets.

continued . . . . .



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6. Matters set forth on the face of said plat as follows:

The charge in Lieu of Assessment for each lot in this subdivision shall be \$000.00. (This charge includes a credit of \$000.00 for installed sewer lines). A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

7. Notes as disclosed on the face of said Short Plat No. 29-77, 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 on all deeds and contracts.
- C. Zoning - Residential.
- D. Sewage Disposal - Individual septic systems.
- E. Water - P.U.D.

8. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: August 8, 1990

Auditor's No.: 9008080112, records of Skagit County, Washington

9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 16, 1990

Auditor's No.: 9011160030, records of Skagit County, Washington



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