

AFTER RECORDING MAIL TO:
MR. AND MRS. JOSHUA JAMES LUNDQUIST
1120 S. 21st STREET
MOUNT VERNON, WA 98274



200010050054
Skagit County Auditor

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LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

Escrow No. 856
Title Order No. P-94483

THE GRANTOR GARY STROMBERG, A SINGLE PERSON, AS HIS SEPARATE ESTATE

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to JOSHUA JAMES LUNDQUIST and KIMBERLY ANN LUNDQUIST, Husband and Wife

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

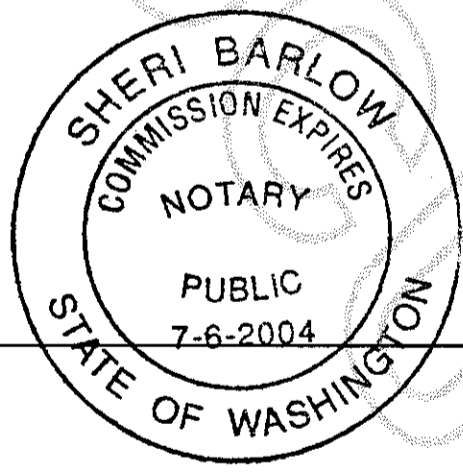
TRACT B OF SHORT PLAT NO. MV-6-90, APPROVED JUNE 18, 1990 AND RECORDED JUNE 22, 1990 UNDER AUDITOR'S FILE NO. 9006220012 IN BOOK 9 OF SHORT PLATS, PAGES 232 AND 233, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 34 NORTH, RANGE 4 EAST W.M. AND A PORTION OF LOT 10, BLOCK 1, "ALBERT BALCH'S WEDGWOOD ADDITION, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS, PAGE 24, RECORDS OF SKAGIT COUNTY, WA.

Assessor's Property Tax Parcel/Account Number(s): 340420-0-009-0102

Subject to easements, restrictions, reservations, covenants and conditions of record as shown on attached Exhibit "A" and by this reference made a part hereof.

Dated: September 14, 2000

Gary Stromberg
By David G. Hudson
GARY STROMBERG, BY DAVID G. HUDSON
HIS ATTORNEY-IN-FACT



State of Washington

County of SKAGIT *Snahomish* } ss.

I certify that I know or have satisfactory evidence that DAVID G. HUDSON is/are the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath stated that HE WAS authorized to execute the instrument and acknowledged it as the ATTORNEY-IN-FACT of GARY STROMBERG to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 3-2000

37622
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 05 2000

Amount Paid \$ 2,278.40
Skagit Co. Treasurer
By *[Signature]* Deputy

Sheri Barlow
Notary Public in and for the State of Washington
Residing at Everett exp. 7-6-04

EXHIBIT "A" ATTACHED TO STATUTORY WARRANTY DEED

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN,

Declaration Dated: February 3, 1955
Recorded: February 3, 1955
Auditor's No.: 512718

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

In Favor Of: Puget Sound Power & Light
For: Electric transmission line
For: September 3, 1971
Auditor's No.: 757660
Affects: The West 7 feet of the subject property

C. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: MV-6-90
As Follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Sewage Disposal - City of Mount Vernon;
3. Water - P.U.D. No. 1;

D. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE 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 of the Northwest, Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven feet of the front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereof, 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."

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EXHIBIT "A" continued

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

Purpose: Utility easement
Affects: Westerly 7 feet

F. Any question which may arise regarding a 20 foot wide gravel drive that encroaches upon a portion near the East line of the subject property as said drive is delineated on the face of said Short Plat No. MV-6-90.

G. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Puget Sound Power & Light Company
Recorded: November 2, 1990
Auditor's No.: 9011020051
For: Underground electric system
Affects: Exterior 10 feet

(end)



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