



200010130071

Skagit County Auditor

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AFTER RECORDING MAIL TO:

Michael McManus
1011 Vera Court
Mount Vernon, WA 98273

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00135-00

Statutory Warranty Deed

Grantor(s): Heath J. Hoselton and Heather M. Hoselton

Grantee(s): Michael P. McManus

Abbreviated Legal:

Lot 10, PLAT OF BRITTWOOD

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4578-000-010-0009 P100840

ISLAND TITLE CO.
B10834 ✓

THE GRANTOR Heath J. Hoselton and Heather M. Hoselton, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Michael P. McManus, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 10, PLAT OF BRITTWOOD, according to the plat thereof recorded in Volume 15 of Plats, pages 31 and 32, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Schedule B-001 attached hereto and made a part thereof.

Dated October 3, 2000

[Signature]
Heath J. Hoselton

[Signature]
Heather M. Hoselton

37735
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

OCT 13 2000

State of Texas }
County of Travis } SS:

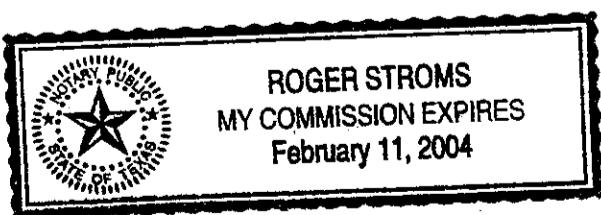
Amount Paid \$2,038.10
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that **Heath J. Hoselton and Heather M. Hoselton**

~~is/are~~ the person(s) who appeared before me, and said person(s) acknowledged that
~~he / she / they~~ signed this instrument and acknowledge it to be his / her / ~~their~~
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/12/00

[Signature]
Notary Public in and for the State of Texas
Residing at 7301 RR 620W Suite 155
My appointment expires: 02/11/04



Order No.: B16834

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 6, 1946
Auditor's No.: 390381, records of Skagit County, Washington
In favor of: P.U.D. No. 1 of Skagit County
For: Right to lay, maintain, operate and remove water line or lines,
together with the right of access to and from same
Affects: The Northern 5 feet of said premises
2. Easement for water line as delineated on the face of said plat.
Affects: The Northern 5 feet of said premises
3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 13, 1992
Auditor's No.: 9210130026, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County
For: Water pipeline
Affects: The exterior 7 feet of the front boundaries of all lots in the plat of
Brittwood
4. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: December 9, 1991
Auditor's No.: 9112090089, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary
appurtenances
Affects: Strip of land 10 feet in width across all lots, tracts and spaces within
said plat parallel and coincidental with the boundaries of all private
and public street and road rights of ways
5. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues,
alleys and roads

continued



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Order No.: B16834

SCHEDULE B-001
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6. Provision on the face of said plat for utility easements, 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 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 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.

7. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 7 feet of all lots and tracts

8. Provision on the face of said plat for private drainage easement, 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.

9. Private drainage easements as delineated on the face of said plat.
10. Twenty-foot easement to Skagit County P.U.D. No. 1, as delineated on the face of said plat.
11. Note on the face of said plat regarding sewer assessment credit, 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.

continued



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SCHEDULE B-001
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12. Note on the face of said plat, as follows:

This plat is located within the floodplain of the Skagit River (Flood Zone A0 1). Finished flood elevations may have to be elevated to comply with floodplain requirements. See City of Mount Vernon Building Officials for details.

13. Note on the face of said plat regarding Tract A, 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.

14. 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: March 27, 1992

Auditor's No.: 9203270023, records of Skagit County, Washington

Executed By: Richard A. Hardt for Westside Associates, Limited Partnership

- END OF SCHEDULE B-001 -



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