

AFTER RECORDING MAIL TO:  
Eric Cowee  
2720 North 27th Street  
Mount Vernon, WA 98273



200010180042  
Skagit County Auditor

10/18/2000 Page 1 of 3 11:44:52AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00092-00

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

P94420

Grantor(s): Mary Gladstone  
Grantee(s): Eric J. Cowee and Margaret A. Cowee  
Abbreviated Legal:  
Lot 2, Rev. Firwest Estates No. 1  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4406-000-002-0000 P81556

THE GRANTOR Mary Gladstone, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Margaret A. Cowee and Eric J. Cowee, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Tract 2, "Revision to Plat of Firwest Estates, Division No. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, 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 October 11, 2000

Mary Gladstone  
Mary Gladstone

# 37787  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

OCT 18 2000

Amount Paid \$ 2919.20  
Skagit Co. Treasurer  
By DD Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Mary Gladstone**

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: October 17, 2000

Carrie Huffer  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003



Schedule "B-1"

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EXCEPTIONS:

A. Utility easements of various widths, as delineated on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington.

B. Provisions as set forth in the dedication of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington, as follows:

"...The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this Plat in the original and reasonable grading of the streets shown hereon."

C. Easement provisions as set forth on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington, as follows:

"An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors or assigns under and upon the exterior (7) seven feet (60 foot roads) and (10) ten feet (41 foot roads), parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

D. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File No. 8002220033. By instrument recorded under Auditor's File No. 8112180012, the terms of said Declaration were modified.

E. Terms, provisions, definitions, covenants, restrictions options, obligations, easements, assessments, limitations and restrictions contained in Amendment of Declaration recorded February 8, 1982, under Auditor's File No. 8202080028, records of Skagit County, Washington.

- Continued -

M-5.



Schedule "B-1"

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EXCEPTIONS CONTINUED:

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

Declaration Dated: March 1, 1983  
Recorded: March 1, 1983  
Auditor's No.: 8303010017  
Executed By: Coulee Investments, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: June 7, 1983  
Recorded: June 22, 1983  
Auditor's No.: 8306220040  
Executed By: Coulee Investments, Inc.

G. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions in Recreational Facilities Agreement for Northridge Estates Condominium, recorded March 2, 1983, under Auditor's File No. 8303020029.

H. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation  
And: Kirk Fleshman  
Dated: March 9, 1989  
Recorded: March 15, 1989  
Auditor's No.: 8903150044  
Providing: Right to connect subject property to City sewer

M.G.



200010180042  
, Skagit County Auditor