



200011130156

, Skagit County Auditor

11/13/2000 Page 1 of 3 3:14:23PM

AFTER RECORDING MAIL TO:
Edward Phillips, IV
901 South 25th Street
Mount Vernon, WA 98274

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00142-00

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

S-94834

Grantor(s): Joe G. Vasquez and Tommi Loren Garcia-Gunn
Grantee(s): Edward F. Phillips, IV and Deborah J. Phillips
Abbreviated Legal:
Lot 19, Loveless 1st Add.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4492-000-019-0006 P83364

THE GRANTOR Joe G. Vasquez, a Single Person, also shown of record as Jose G. Vasquez II and Tommi Loren Garcia--Gunn, a Single Person, formerly Tommi Vasquez for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Edward F. Phillips, IV and Deborah J. Phillips, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 19, "LOVELESS FIRST ADDITION", as per plat recorded in Volume 14 of Plats, page 42, 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 November 8, 2000

Joe G. Vasquez
Joe G. Vasquez

Tommi Loren Garcia-Gunn
Tommi Loren Garcia-Gunn

38153
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

NOV 13 2000

Amount Paid \$ 2,100.40
By DC Deputy
Skagit Co. Treasurer

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Joe G. Vasquez and Tommi Loren Garcia-Gunn** 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: Nov. 10, 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"

S-94834

EXCEPTIONS:

A. Agreement contained in Contract recorded September 12, 1977 under Auditor's File No. 860341, as follows:

"Purchaser agrees to grant seller an easement of suitable width and in a suitable location to allow the installation and maintenance of a sewer line to connect seller's residence to the nearest sewer line."

B. Notes contained on the face of Short Plat No. MV-1-87, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;

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

C. EASEMENT AND THE 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: As constructed or to be constructed on the exterior 7 feet, parallel and adjoining the lots and tracts as delineated on the above described short plat.
Dated: March 5, 1987
Recorded: March 18, 1987
Auditor's No.: 8703180039

D. Know all men by these presents, that we, the undersigned owners of the land to be platted, do hereby declare this plat to be known as LOVELESS FIRST ADDITION, and do hereby dedicate to the use of the public, forever, all roads, parks (Tract "A") and easements shown hereon for the uses and purposes indicated as public highways, public parks and easements, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and parks over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and parks shown hereon.

- Continued -

LTC-SC-2



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Schedule "B-1"

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EXCEPTIONS CONTINUED:

E. An Easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors or assigns; under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service; together with the right to enter upon the lots at all times for the purposes stated.

F. Covenant contained in instrument recorded October 31, 1988, under Auditor's File No. 8810310078, as follows:

"...the Owner of the Property hereby waives and alienates all rights to a mobile home subdivision on the Property. The owner shall save, indemnify and hold harmless the City of Mount Vernon from any action whatsoever of any kind, whether pending or in perpetuity, for this action.

This Affidavit shall be binding on Owners heirs, successors and assigns."