

AFTER RECORDING MAIL TO:
Clancy Sheahan
825 South 25th Street
Mount Vernon, WA 98274



200011270134
Skagit County Auditor

11/27/2000 Page 1 of 2 3:28:21PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00158-00

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Brody G. Willis and Carla G. Willis
Grantee(s): Clancy N. Sheahan and Alpha J. Sheahan

63526-1

Abbreviated Legal:

Lot 21, "Loveless 1st Addn."

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4492-000-021-0002 R83366

THE GRANTOR Brody G. Willis and Carla G. Willis, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Clancy N. Sheahan and Alpha J. Sheahan, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 21, "Loveless First Addition", as per plat recorded in Volume 14 of Plats at page 42 and 43, in the records of Skagit County, State of Washington.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated 11-22-00

Brody G. Willis
Brody G. Willis

Carla G. Willis
Carla G. Willis

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Brody G. Willis and Carla G. Willis**

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: 11/22/00

Carrie Huffer Jeanie Simmons
Notary Public in and for the State of Washington
Residing at Burlington Mount Vernon
My appointment expires: 12/31/2003 375-02



38332
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

NOV 27 2000

Amount Paid \$2,314.00
Skagit Co. Treasurer
By DC Deputy

EXHIBIT "A"

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

"Purchaser agrees to grant Seller an easement for 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. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee:	Puget Sound Power & Light Company
Dated:	March 5, 1987
Recorded:	March 18, 1987
Auditor's No:	8703180039
Purpose:	Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Affects:	Exterior 7 feet parallel and adjoining the street frontage of all lots and tracts

C. EASEMENT PROVISIONS CONTAINED ON THE FACE OF SAID PLAT, AS FOLLOWS:

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 and assigns; under and upon the exterior 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 telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

D. Right of the public 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 where water might take a natural course in the reasonable original grading of the roads and parks shown hereon.

E. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

For utility purposes affecting the exterior 7 feet parallel and adjoining the street frontage of all lots in plat.

F. COVENANT AND AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:	Dujardin Development Company
And:	The City of Mount Vernon
Dated:	October 26, 1988
Recorded:	October 31, 1988
Auditor's No:	8810310078
Regarding:	Changing the use of Lots 1 through 20 from mobile home lots to lots for single family dwellings

G. PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

The Charge in Lieu of Assessment for each lot in this subdivision shall be \$528.17. (This charge includes a credit of \$2,586.00 for installed sewer lines). A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

H. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between:	City of Mount Vernon, a Municipal corporation
And:	Dujardin Development
Dated:	September 15, 1989
Recorded:	October 4, 1989
Auditor's No.:	8910040076

By said instrument the City of Mount Vernon also acknowledged payment of \$6,338.04.

(Affects Lots 11, 12, 13, 14, 15, 21, 22, 32, 33, 34, 35 and 36).

