

**AFTER RECORDING MAIL TO:**

Keith Simpson  
1225 South 3rd Street  
Mount Vernon, WA 98273



200011300077

, Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00152-00

**Statutory Warranty Deed**

Grantor(s): Susan B. Kinsman

Grantee(s): Keith G. Simpson

Abbreviated Legal:

Ptn Lot 11, Blk. 2, PLAT OF THE SOUTHERN ADDITION TO MT. VERNON and Ptn. NE NE,  
Sec. 30, T34N, R4EWM

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 340430-0-120-0005 P28938, 340430-0-121-0004  
P28939, 3758-002-011-0001 P54302

**ISLAND TITLE CO.**

*B10509* ✓

THE GRANTOR Susan B. Kinsman, a Single Person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Keith G. Simpson, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Exhibit "A" attached hereto and made a part thereof.

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

Dated November 28, 2000

*Susan B Kinsman*  
Susan B. Kinsman

38390  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

NOV 30 2000

Amount Paid \$ 2,296.20  
Skagit Co. Treasurer  
By *DC* Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Susan B. Kinsman**

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.

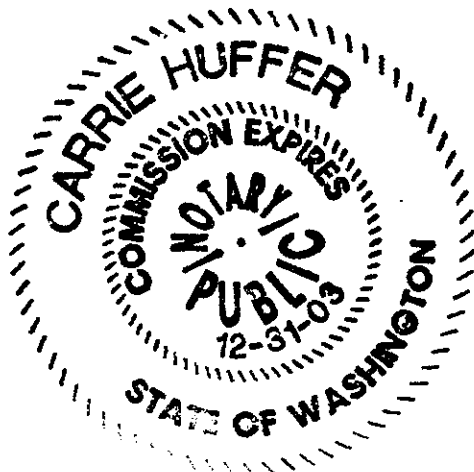
Dated: November 29, 2000

*Carrie Huffer*  
Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003



Order No.: B16509

EXHIBIT "A"

PARCEL A:

The South 15 feet of Lot 11, Block 2, PLAT OF THE SOUTHERN ADDITION TO MT. VERNON, according to the plat thereof, recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

PARCEL B:

That portion of the Northeast Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West side of 3<sup>rd</sup> Street in Plat of the Southern Addition to Mt. Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington, said point being 330 feet South of the section line between Sections 19 and 30, Township 34 North, Range 4 East of the Willamette Meridian;  
Thence South a distance of 110 feet;  
Thence West a distance of 100 feet;  
Thence North a distance of 110 feet;  
Thence East a distance of 100 feet to the point of beginning.

ALL situated in Skagit County, Washington.

- END OF EXHIBIT "A" -

*AK*



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, Skagit County Auditor

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Order No. B16509

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, reserved by instrument;  
Recorded: October 9, 1908  
Auditor's No.: 69848, records of Skagit County, Washington  
For: Driveway  
Affects: Parcel A
2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 5, 1909  
Auditor's No.: 74870, records of Skagit County, Washington  
In favor of: Skagit Valley Water Company  
For: Water main  
Affects: The South 5 feet of Parcel A
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 31, 1916  
Auditor's No.: 114913, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sewer line  
Affects: Parcel B
- Note:** Exact location and extent of easement is undisclosed of record.
4. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 31, 1916  
Auditor's No.: 114915, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sewer line  
Affects: The North 50 feet of Parcel B
5. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: April 20, 1927  
Auditor's No.: 203001, records of Skagit County, Washington  
In favor of: Home Water Ice Company  
For: Water line  
Affects: 5 foot right-of-way across Parcel A
6. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: May 7, 1931  
Auditor's No.: 243179, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sewer line  
Affects: 12 foot right-of-way across Parcel A

- END OF SCHEDULE B-001 -



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