



200012150001

, Skagit County Auditor

12/15/2000 Page 1 of 3 8:48:43AM

RETURN TO:

Peoples Bank
4183 Meridian Street, 2nd Floor
Bellingham, WA 98226

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 4567-000-009-0008/P100766

LOAN NUMBER: 5019485-401

LAND TITLE COMPANY OF SKAGIT COUNTY

STATUTORY WARRANTY DEED

THE GRANTOR Jack W. Adkins and Helen M. Adkins, Trustees, or their successors in trust, under the Adkins Living Trust, dated November 14, 1996, and any amendments thereto

for and in consideration of Ten Dollars & other valuable consideration in hand paid, conveys and warrants to Brent W. Hackenbracht and Ruth Ann Hackenbracht, Husband and Wife

the following described real estate, situated in the County of Skagit
, State of Washington:

LOT 9, "PLAT OF CEDARWOOD", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 10 AND 11, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject To: As hereto attached in Exhibit "A" and by this reference made a part hereof

38602
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 15 2000

Dated 12/05/00

Amount Paid \$ 4,022.80
Skagit County Treasurer
By: Deputy

Seller

Seller Jack W. Adkins, Trustee

Seller

Seller Helen M. Adkins, Trustee

STATE OF Washington

Skagit

County ss:

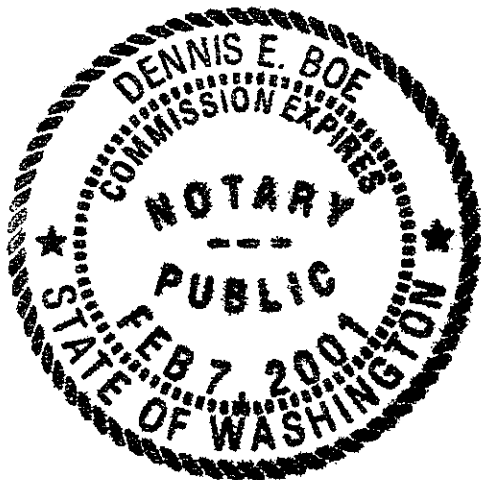
On this day personally appeared before me Jack W. Adkins and Helen M. Adkins

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this

11 day of December, 2000.

DENNIS E. BOE



Notary Public in and for the State of Washington,
residing at Mount Vernon

My appointment expires: Feb 07, 2001

EXHIBIT "A"

A. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Puget Sound Power and Light Company
Recorded: December 3, 1990
Auditor's No.: 9012030082
For: Underground electric system
Affects: All streets as constructed within the above-described property

B. Dedication contained on the face of the Plat, as follows:

"...declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

C. Easement provisions contained on the face of the Plat, 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 Cable vision 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."

D. Private Drainage Easement as shown on the face of the Plat, 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."

-continued-

John S. M. A.



EXCEPTIONS CONTINUED:

E. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS
AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 24, 1991
Auditor's No.: 9110240036
Executed By: Gunnar Pedersen, et al
(copy attached)

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Private drainage and utilities
Area Affected: As shown on plat

Joe HMA

