

200102050166  
Skagit County Auditor  
2/5/2001 Page 1 of 4 3:22:04PM

RETURN TO:

RICHARD J. WILLIAMSON  
P.O. BOX 100  
MARYSVILLE, WA. 98270

## STATUTORY WARRANTY DEED



### PACIFIC NORTHWEST TITLE COMPANY

Reference # (if applicable) \_\_\_\_\_  
Additional on Page: \_\_\_\_\_

Grantor(s): \_\_\_\_\_

Additional on Page: \_\_\_\_\_  
Grantee(s): \_\_\_\_\_

Additional on Page: \_\_\_\_\_  
Legal Description: \_\_\_\_\_

Additional on Page: \_\_\_\_\_  
Assessor's Tax Parcel ID# \_\_\_\_\_

N/A

N.T. PRESNELL  
DORA M. PRESNELL

RICHARD J. WILLIAMSON

LOT 1, PLAT OF AUTUMN RIDGE  
REC. NO. 199912010085

4741-000-001-0000

LAND TITLE COMPANY OF SKAGIT COUNTY

THE GRANTOR N.T. PRESNELL AND DORA M. PRESNELL, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE  
CONSIDERATION

in hand paid, conveys and warrants to RICHARD J. WILLIAMSON, AS HIS SEPARATE  
ESTATE

the following described real estate, situated in the County of SKAGIT, State of Washington:  
LOT 1, "PLAT OF AUTUMN RIDGE", AS PER PLAT RECORDED UNDER  
AUDITOR'S FILE NO. 199912010085, RECORDS OF SKAGIT COUNTY, WASH  
SUBJECT TO: YEAR 2001 REAL PROPERTY TAXES;  
FURTHER SUBJECT TO: HERETO ATTACHED AS EXHIBIT "A".

Dated: January 29, 2001

*N.T. Presnell*  
N.T. PRESNELL

*Dora M. Presnell*  
DORA M. PRESNELL

I HEREBY CERTIFY THAT N.T. PRESNELL & DORA M. PRESNELL APPEARED BEFORE ME  
AND ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO

BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED HEREIN.

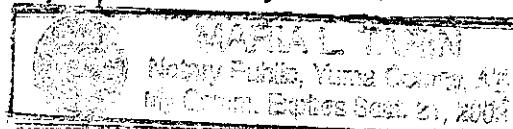
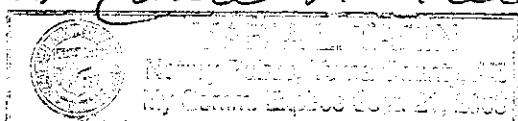


EXHIBIT "A"

Municipal assessments and impact fees, if any, levied by the City of Mount Vernon.

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: One or more utility systems for purposes of transmission, distribution and sale of gas and electricity

Area Affected: Easement Area No. 1: An Easement Area 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the East line of the above described property that is approximately 295 feet North of the South line of the above described Section 21; thence Westerly 20 feet to its terminus.

Easement Area No. 2: An Easement Area 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the East line of the above described property that is approximately 577 feet North of the South line of the above described Section 21; thence Westerly 15 feet to its terminus.

Easement Area No. 3: All streets, road and ingress, egress rights of way as now or hereafter designated platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this easement area shall terminate thereon.)

Easement No. 4: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, road and egress, egress rights of way.

Dated: May 25, 1999

Recorded: June 18, 1999

Auditor's No.: 9906180016

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: Utility systems for purposes of transmission, distribution and sale of gas and electricity

Area Affected: Easement Area No. 1: An Easement Area 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the East line of the above described property that is approximately 295 feet North of the South line of the above described Section 21; thence Westerly 20 feet to its terminus.



200102050166

Skagit County Auditor

EXHIBIT "A" CONTINUED

Easement Area No. 2: An Easement Area 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Beginning at a point on the East line of the above described property that is approximately 577 feet North of the South line of the above described Section 21; thence Westerly 15 feet to its terminus.

Easement Area No. 3: All streets, road and ingress, egress rights of way as now or hereafter designated platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this easement area shall terminate thereon.)

Easement No. 4: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street, road and egress, egress rights of way.

Dated: June 23, 1999  
Recorded: July 6, 1999  
Auditor's No.: 9907060032

NOTES SHOWN ON PLAT, AS FOLLOWS:

1. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit;
2. Utility Sources: Power - Puget Sound Energy, Television - TCI Cablevision, Storm - City of Mount Vernon, Sewer - City of Mount Vernon, Water - Public Utility District #1, Gas - Cascade Natural Gas;
3. Prior to issuance of a building permit on Lot 8, Landscaping acceptable to C.E.D.D. shall be installed to buffer the Detention Pond Area;
4. Sewer Credit. Pursuant to Ordinance No. 2386, Section 98, each dwelling unit in this plat shall receive a on-time credit of \$900.00 to be applied toward a capacity charge of the sewer connection fees.

Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

EASEMENTS AND CONDITIONS SHOWN ON PLAT, AS FOLLOWS:

PRIVATE DRAINAGE EASEMENT:

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, and 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 easement for emergency purposes at its own discretion.



200102050166

, Skagit County Auditor

EXHIBIT "A" CONTINUED

EASEMENTS:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereof, 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. Property owner is prohibited from building improvements with this easement unless approval has been granted by the city engineer.

DRIVEWAYS:

All driveways that serve two or less lots must be constructed 15 feet wide, must remain unobstructed, and must have an approved emergency turnaround conforming to the requirements of the Mount Vernon Fire Department. The lot developer must provide a residential site plan to the Mount Vernon Fire and Building Departments for review and approval prior to construction.

EASEMENTS SHOWN ON PLAT, AS FOLLOWS:

For: Ingress, egress, drainage and sewer  
Affects: As shown on plat

# 39328  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

FEB 05 2001

Amount Paid \$ 801.00  
By Skagit Co. Treasurer  
Deputy



200102050166  
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2/5/2001 Page 4 of 4 3:22:04PM