

AFTER RECORDING MAIL TO:  
Robert Park  
812 Sauk Mountain Drive  
Sedro Woolley, WA 98284



200103290122  
Skagit County Auditor  
3/29/2001 Page 1 of 3 1:38:56PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00233-01

### Statutory Warranty Deed

Grantor(s): Geneva R. Pierce  
Grantee(s): Robert D. Park and Donna R. Park  
Abbreviated Legal: Lot 52, "Mountain View Estates"  
Lot 52, "Mountain View Estates"  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4539-000-052-0008 R90665

FIRST AMERICAN TITLE CO.  
64317-1

THE GRANTOR Geneva R. Pierce, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert D. Park and Donna R. Park, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 52, "AMENDED PLAT OF MOUNTAIN VIEW ESTATES", as per plat recorded in Volume 14 of Plats at page 198, in the records of Skagit County, State of Washington.

SUBJECT TO Schedule "B-1" Exceptions attached hereto and by this reference made a part hereof.

Dated, March 21, 2001

Geneva R. Pierce  
Geneva R. Pierce

40076  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

MAR 29 2001

Amount Paid \$ 2963.70  
Skagit County Treasurer  
By: mbm Deputy

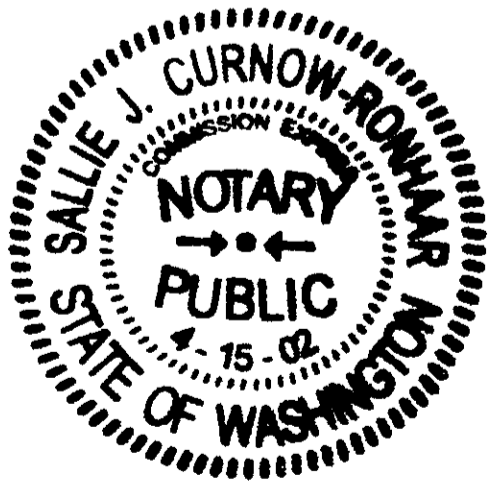
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Geneva R. Pierce

~~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: 3.23.2001

Sallie J. Curnow-Ronhaar  
Sallie J. Curnow-Ronhaar  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 04/15/2002



Commitment No. 00064317

### Schedule "B-1" Exceptions

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Drainage District No. 14  
Recorded: February 26, 1935  
Auditor's No: 267764  
Purpose: Drainage ditch purposes  
Area Affected: A 50 foot wide strip of land

**B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Dated: November 28, 1956  
Recorded: December 17, 1956  
Auditor's No: 545339  
Purpose: Pipeline  
Area Affected: A 30 foot wide strip of land

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Cascade Natural Gas Corporation  
Dated: October 26, 1982  
Recorded: October 27, 1982  
Auditor's No: 8210270042  
Purpose: Pipeline  
Area Affected: A 60 foot wide strip of land

**D. EASEMENT PROVISIONS AS SET FORTH ON THE FACE OF THE PLAT:**

An easement is hereby reserved for and granted to Puget Sound Power & Light Co., Public Utility District No. 1, Cascade Natural Gas Co., Contel Telephone Co., City of Sedro Woolley, TCI Cablevision and their respective successors and assigns under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots on which to install, lay, construct, renew, operate and maintain underground conduits, cables, pipes and wires with necessary facilities and other equipment for the purpose of serving the subdivision.



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**E. RIGHTS CONTAINED IN THE DEDICATION OF THE PLAT:**

To the use of the public forever, all streets and avenues shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this Plat in the original reasonable grading of the streets and avenues shown hereon.

**F. Drainage easement as delineated on the face of the Plat over and across the North 15 feet of the subject property.**

**Affects:** Lots 44, 49 and 52

**G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:**

**Dated:** October 31, 1990  
**Recorded:** November 21, 1990  
**Auditor's No:** 9011210045  
**Executed by:** Mountainview Estates Partnership, a  
Washington General Partnership



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