

WHEN RECORDED RETURN TO:

City of Mount Vernon
P.O. Box 809
Mount Vernon, WA 98273



200104230124

, Skagit County Auditor

4/23/2001 Page 1 of 8 12:52:26PM

Document Title:

Statutory Warranty Deed

Reference Number of Related Document:

N/A

Grantor:

Ware, G. Paul and Suzanne, husband and wife;
Ware, Adam Paul and Kathy, husband and wife;
Ware, Jared Luke, a single person; and
Ware, Levi Seth, a single person, in
indeterminate interests

Grantee:

City of Mount Vernon, a Municipal Corporation
of the State of Washington

Legal Description:

Tr. 3 of MV SP 1-96 in 20-34-4 E W.M.

Additional Legal Description is on:

Exhibit "A"

Assessor's Tax Parcel Number:

340420-3-174-0300

Property I.D. Number:

P109056

P-91514-E

LAND TITLE COMPANY OF SKAGIT COUNTY

In the Matter of: Skagit Transportation Center

STATUTORY WARRANTY DEED

THE GRANTORS, G. PAUL WARE and SUZANNE WARE, husband and wife, ADAM PAUL WARE and KAHTY WARE, husband and wife, and JARED LUKE WARE, a single person, and LEVI SETH WARE, a single person, in indeterminate interests, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to the GRANTEE, the **CITY OF MOUNT VERNON**, a Municipal Corporation of the State of Washington, the following described real estate; situated in Skagit County, in the State of Washington; to the same extent and purpose as if the rights herein granted had been acquired under the Eminent Domain statute of the State of Washington:

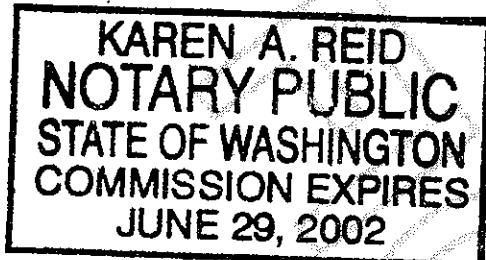
Subject to easements, restrictions, and reservations specified in EXHIBIT "B" attached hereto and incorporated herein by reference.

STATE OF WASHINGTON)

) §

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Adam Paul Ware
and Kathy Ware signed this instrument and acknowledged it
to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: March 29, 2001

Notary Signature: Karen A. Reid

Notary Public in and for the State of Washington

Notary (print name): Karen A Reid

Residing at: Lynnwood, WA

My appointment expires: June 29, 2002

#40442

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

APR 23 2001

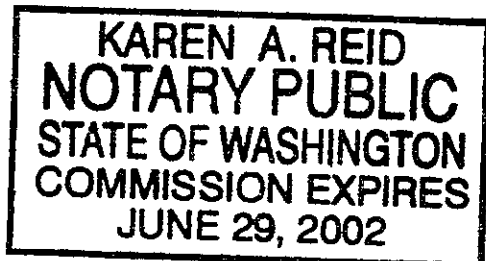
Amount Paid \$
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON)

) §

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Jared Luke Ware
and _____ signed this instrument and acknowledged it
to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: March 29, 2001

Notary Signature: Karen A. Reid

Notary Public in and for the State of Washington

Notary (print name): Karen A. Reid

Residing at: Lynnwood, WA

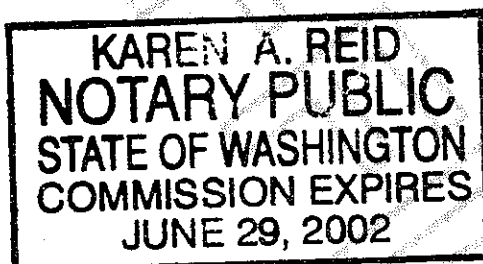
My appointment expires: June 29, 2001



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Skagit County Auditor

STATE OF WASHINGTON)
) §
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Levi Seth Ware
and _____ signed this instrument and acknowledged it
to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.



Dated: March 29, 2001
Notary Signature: Karen A. Reid
Notary Public in and for the State of Washington
Notary (print name): Karen A Reid
Residing at: Lynnwood, WA
My appointment expires: June 29, 2001

STATE OF WASHINGTON)
) §
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that _____
and _____ signed this instrument and acknowledged it
to be (his/her/their) free and voluntary act for the uses and purposes mentioned in the instrument.

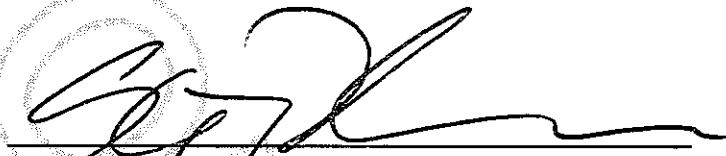
Dated: _____
Notary Signature: _____
Notary Public in and for the State of Washington
Notary (print name): _____
Residing at: _____
My appointment expires: _____



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APPROVED AS TO FORM:


By:


Scott Thomas

Title: City Attorney of Mount Vernon

Date: 3-29-01

By:

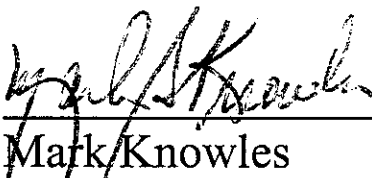

Skye K. Richendrfer

Title: Mayor of Mount Vernon

Date: 3/29/01

ATTEST:

By:


Mark Knowles

Title: Finance Director of Mount Vernon

Date: 3/29/01



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, Skagit County Auditor

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Tract 3, of City of Mount Vernon Short Plat No. MV-1-96, approved May 16, 1996, and recorded May 16, 1996, as Auditor's File No. 9605160033, in Volume 12 of Short Plats, pages 98 and 99, records of Skagit County, Washington; being a portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 20, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Purpose: Construction, operation, maintenance,
repair or removal, of an overhead electric
power line(s)
Area Affected: As shown on Short Plat
Dated: August 26, 1987
Recorded: September 24, 1987
Auditor's No.: 8709240057

B. Notes shown on Short Plat, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Sewage Disposal by Mount Vernon City Sewer;
3. Water by Skagit County Public Utility District No. 1;
4. Buyer should be aware that this Short Plat is located in the floodplain and significant elevation may be required for new building construction.

C. Conditions shown on face of Short Plat, as follows:

IMPACT FEE NOTICE -

All lots within this subdivision are subject to impact fees payable to the City of Mount Vernon on issuance of a building permit.

EASEMENT PROVISIONS -

An easement is hereby reserved for and granted to the City of Mount Vernon, Washington, the Puget Sound Power and Light Company, GTE Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and TCI Cablevision of Washington, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage (Kincaid Street and Gates Street) of this Short Plat, as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing this Short Plat and other property with electric, telephone, gas, water and television service together with the right to enter upon the lots 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 Short Plat by the exercise of rights and privileges herein granted. Grantee shall refrain from constructing new structures within the limited of the easements.



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EXHIBIT "B"

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EXCEPTIONS CONTINUED:

C. (Continued)

RESTRICTIONS -

1. Rights of parties in possession under unrecorded leases, if any.

SPECIAL PROVISION -

Let it hereby be known that the existing property lines and dedication of easements create a nonconforming setback of existing buildings. The City of Mt. Vernon will not require the alteration of any existing building in any way to correct the situation until such future time that these existing building(s) are demolished or significantly altered in same way. Any such demolition or significant alteration will require conformance with the right of way lines and newly established easements abutting said building(s).

D. 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.

E. EASEMENT SHOWN ON FACE OF SHORT PLAT:

For:	Utilities
Affects:	Northerly 30 feet



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