

**AFTER RECORDING MAIL TO:**  
Mr. and Mrs. Joel M. Koster  
914 West Hazel St.  
Mount Vernon, WA 98273



200105040090  
Skagit County Auditor

5/4/2001 Page 1 of 3 2:11:44PM

LAND TITLE COMPANY OF SKAGIT COUNTY

**STATUTORY WARRANTY DEED**

Escrow No. 211138RM  
Title Order No. 96132

**THE GRANTOR Hansen & Hansen Construction, Inc., a Washington Corporation**

for and in consideration of **Ten Dollars and other good and valuable consideration**  
in hand paid, conveys and warrants to **Joel M. Koster and Cindy L. Koster, Husband and Wife**  
the following described real estate, situated in the County of **Skagit**, State of Washington:

**Legal Description (abbreviated): West ptns Lots 3-5, Blk. 24, Southern Add. to Mt. Vernon.**  
additional legal(s) on page 2

**Assessor's Property Tax Parcel/Account Number(s): 3758-024-010-0500**

**SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 96132 issued by Land Title of Skagit County, and set forth in Exhibit "B", attached hereto and by this reference made a part hereof.**

**ACCEPTED AND APPROVED:** *JK CK*

**Dated: April 30, 2001**

**Hansen & Hansen Construction, Inc., a Washington Corporation** *40691* **SKAGIT COUNTY WASHINGTON**

By: *Jennifer Hansen*  
**Jennifer Hansen, Treasurer**

**Real Estate Excise Tax**

**MAY 04 2001**

Amount Paid: \$ *2883.60*  
**Skagit Co. Treasurer**  
by *[Signature]* Deputy

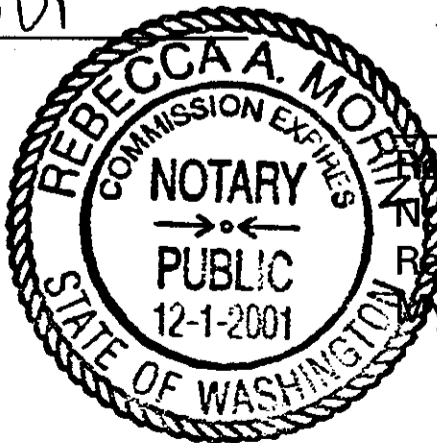
State of Washington

}ss.

County of Snohomish

I certify that I know or have satisfactory evidence that Jennifer Hansen is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Treasurer of Hansen & Hansen Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 1, 2001



*Rebecca A. Morin*  
Rebecca A. Morin  
Notary Public in and for the State of Washington  
Residing at Arlington  
My appointment expires 12/1/2001

**EXHIBIT "A"**

DESCRIPTION:

Lots 3, 4 and 5, Block 24, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington;

EXCEPT the South 5 feet of said Lot 5;

ALSO EXCEPTING from the remainder the East 79 feet, as measured along the South line thereof.

TOGETHER WITH a non-exclusive easement for the construction, reconstruction, repair and maintenance of a sanitary sewer line over, under and across the following described tract:

The North 10 feet of the East 79 feet of Lot 3, Block 24, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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**EXHIBIT "B"**

**CONDITIONS CONTAINED IN DEED:**

Recorded: November 16, 2000  
Auditor's No.: 200011160030  
As Follows: The above described property will be combined or aggregated with contiguous property owned by the grantee and described on Exhibit "B" attached hereto. This boundary adjustment is hereby approved.

**EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Rand A. Wood and Suzanne M. Wood, husband and wife, Steven Wood and Kim D. Wood, husband and wife (as to Parcel "A")  
Purpose: Tony Garcia and Lisa Garcia, husband and wife (as to Parcel "B"), their heirs, successors and assigns in ownership  
Area Affected: The North 10 feet of the East 79 feet of Lot 3, Block 24, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.  
Dated: November 6, 2000  
Recorded: February 1, 2001  
Auditor's No.: 200102010027



200105040090

Skagit County Auditor