

AFTER RECORDING MAIL TO:

Gustavo Perez
420 Milwaukee
Mount Vernon, WA 98273

200106180171
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-97337-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): James N. Scott, Mary S. Scott
Grantee(s): Gustavo Perez, Maria E. Perez
Abbreviated Legal: Lot 42 & ptns of 43 & 44, Widnor Drive.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3771-000-042-0000/P117946

THE GRANTOR JAMES N. SCOTT and MARY S. SCOTT, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to GUSTAVO PEREZ and MARIA E. PEREZ, husband and
wife
the following described real estate, situated in the County of Skagit, State of Washington:
See Attached Exhibit A

See Attached Exhibit B and Exhibit C
Dated this 15th day of June, 2001

By James N. Scott
James N. Scott

By Skagit Co. Treasurer
Amount Paid \$ 1068⁰⁰
Deputy

By Mary S. Scott
Mary S. Scott

By _____

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James N. Scott and Mary S. Scott is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: June 15, 2001

Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002

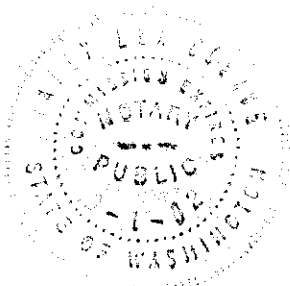


Exhibit A

DESCRIPTION:

Lot 42, and those portions of Lots 43 and 44, "WIDNOR DRIVE", as per plat recorded in Volume 9 of Plats, page 104, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, Plat of "WIDNOR DRIVE";
thence South $1^{\circ}02'50''$ West 41.50 feet along the East lines of said Lot 44 to the true point of beginning;
thence continue South $1^{\circ}02'50''$ West 91.50 feet along the East line of Lots 44 and 43, to the Southeast corner of said Lot 43;
thence North $88^{\circ}13'06''$ West 103.76 feet along the South line of said Lot 43 to the Southwesterly corner thereof;
thence North $1^{\circ}02'50''$ East 21.00 feet along the Westerly line of said Lot 43;
thence South $88^{\circ}13'06''$ East 83.76 feet parallel with said South line of Lot 43;
thence North $1^{\circ}02'50''$ East 70.50 feet parallel with the East line of said Lots 43 and 44 to a point bearing North $88^{\circ}13'06''$ West from the true point of beginning;
thence South $88^{\circ}13'06''$ West from the true point of beginning;
thence South $88^{\circ}13'06''$ East 20.00 feet parallel with the South line of said Lot 43 to the true point of beginning;

TOGETHER WITH a non-exclusive, mutually beneficial easement for ingress, egress, utilities, landscaping, fencing, as well as personal enjoyment over, under and across a portion of Lots 43 and 44 said Plat of "WIDNOR DRIVE", also being a portion of Parcel "B", as shown on that certain City of Mount Vernon Boundary Line Adjustment Survey map recorded under Skagit County Auditor's File No. 200101310082 and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, Plat of "WIDNOR DRIVE";
thence South $1^{\circ}02'50''$ West 41.50 feet along the East line of said Lot 44 to the true point of beginning;
thence North $88^{\circ}13'06''$ West 20.00 feet, parallel with the North line of said Lot 44;
thence South $1^{\circ}02'50''$ West 70.50 feet;
thence South $88^{\circ}13'06''$ East 20.00 feet to the East line of said Lot 43, Plat of "WIDNOR DRIVE" at a point bearing South $1^{\circ}02'50''$ West from the true point of beginning;
thence North $1^{\circ}02'50''$ East 70.50 feet along East line of said Lots 43 and 44 to the true point of beginning.

(Also known as Parcel "B" of Survey approved by City of Mount Vernon January 18, 2001, and recorded January 31, 2001, under Auditor's File No. 200101310082.)

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



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Exhibit B

SUBJECT TO Right shown on the face of the plat to make all necessary slopes for cuts and fills; Restrictions on other tracts in said plat imposed by various instruments of record; Covenants, Conditions and Restrictions contained in instrument recorded under Auditor's No. 200101260093; Matters disclosed by record of survey recorded under Auditor's No. 200101310082; Utility easement delineated on the face of said survey; Question of exact location of easement as noted on the face of said survey; Aerial utilities as delineated on the face of said survey; Rights of Parcel A as to existing asphalt drive.



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EXHIBIT C

"The Grantor herein reserves unto themselves TOGETHER WITH a non-exclusive, mutually beneficial easement for ingress, egress, utilities, landscaping, fencing, as well as personal enjoyment over, under and across a portion of Lots 43 and 44 said Plat of "WIDNOR DRIVE", also being a portion of Parcel "B", as shown on that certain City of Mount Vernon Boundary Line Adjustment Survey map recorded under Skagit County Auditor's File No. 200101310082 and being more particularly described as follows:

Beginning at the Northeast corner of said Lot 44, Plat of "WIDNOR DRIVE";
thence South $1^{\circ}02'50''$ West 41.50 feet along the East line of said Lot 44 to the true point of beginning;
thence North $88^{\circ}13'06''$ West 20.00 feet, parallel with the North line of said Lot 44;
thence South $1^{\circ}02'50''$ West 70.50 feet;
thence South $88^{\circ}13'06''$ East 20.00 feet to the East line of said Lot 43, Plat of "WIDNOR DRIVE" at a point bearing South $1^{\circ}02'50''$ West from the true point of beginning;
thence North $1^{\circ}02'50''$ East 70.50 feet along East line of said Lots 43 and 44 to the true point of beginning.

The cost of maintenance of said easement area, if any, shall be shared equitably based upon usage."



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