

**AFTER RECORDING MAIL TO:**

Kenneth Richardson  
2936 East Fir Street  
Mount Vernon, WA 98273



200106280048

Skagit County Auditor

6/28/2001 Page 1 of 2 10:50:08AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00326-01

**ISLAND TITLE CO. Statutory Warranty Deed**

B18260

Grantor(s): Raymond D. Anderson and Leanna M. Anderson

Grantee(s): Kenneth W Richardson

Abbreviated Legal:

Lot 4, THUNDERBIRD WEST

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4383-000-004-0005 P80918

THE GRANTOR Raymond D. Anderson and Leanna M. Anderson, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth W Richardson, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 4, THUNDERBIRD WEST, according to the plat thereof, recorded in Volume 12 of Plats, pages 29 and 30, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Schedule B-001 attached hereto and made a part thereof.

Dated June 21, 2001

Raymond D. Anderson  
Raymond D. Anderson

Leanna M. Anderson  
Leanna M. Anderson

# 411002  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

JUN 28 2001

Amount Paid \$ 2225.00  
Skagit Co. Treasurer  
By Deputy

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Raymond D. Anderson and Leanna M. Anderson** are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 27, 2001

Carrie Huffer  
Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2003



SCHEDULE B-001

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills and continued drainage of roads  
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors or assigns under and upon the exterior 7 feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision 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.

3. Provision as shown on the face of said plat, as follows:

In the event that Cherokee Lane is extended to the West, those portions of street width in excess of the regular 60 foot wide (through the cul-de-sac) adjacent to Lots 15 and 16 will legally revert to those lots subject to utility easements.

4. Provision as shown on the face of said plat, as follows:

The charge in lieu of assessment for each lot in this subdivision shall be \$400.00. (This charge includes a credit of \$0.00 for installed sewer lines.) A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

5. Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon  
And Between: Keith Johnson  
Recorded: November 18, 1981  
Auditor's No.: 8111180042, records of Skagit County, Washington  
Providing: Standard participation contract certificate of payment and release for sewer connection charge

- END OF SCHEDULE B-001 -



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