

**AFTER RECORDING MAIL TO:**

Leslie Hastings  
3000 Withers Place  
Mount Vernon, WA 98274



200109240036  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00378-01

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

Grantor(s): David Morris and Melissa Morris  
Grantee(s): Leslie W. Hastings and Sarah M. G. Hastings  
Abbreviated Legal:  
Lot 17, "Little Mountain Addn #2"  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4601-000-017-0006 R102989

66178-1

THE GRANTOR David Morris and Melissa Morris, who acquired title as Melissa Christine Lysoger, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leslie W. Hastings and Sarah M. G. Hastings, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 17, "LITTLE MOUNTAIN ADDITION NO. 2", as per plat recorded in Volume 15 of Plats at page 81 through 83, inclusive, in the records of Skagit County, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated September 21, 2001

David Morris

Melissa Morris

SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

#43023

SEP 24 2001

2775.02

State of Washington  
County of Skagit

Amount Paid \$  
Skagit County Treasurer  
By: SS: Deputy

I certify that I know or have satisfactory evidence that David Morris and Melissa Morris

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: 9-24-01

Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003



## Schedule "B-1" Exceptions

### A. RESERVATIONS CONTAINED IN DEED

Recorded: December 8, 1989  
Auditor's No: 8912080068  
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing Project

Said Restriction is also shown on the face of the Plat.

### B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

1. Private Drainage Easement;
2. An easement for the purposes of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements;
3. The maintenance of private drainage easement established and granted herein shall be the responsibility of, the cost thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives and assigns;
4. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

### C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation  
And: Alvin Rainbolt and Judy A. Rainbolt  
Dated: June 30, 1992  
Recorded: August 18, 1992  
Auditor's No: 9208180004  
Regarding: Formation of Local Improvement District

### D. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County; Puget Sound Power and Light Company, Inc.; Cascade Natural Gas Corporation; Contel of the Northwest and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements 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 utility services to the subdivision and other property, together with the right to enter upon the lots and tracts 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 subdivision by the exercise of rights and privileges herein granted.

*AM* *[Signature]*



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, Skagit County Auditor

UNOFFICIAL DRAFT

Commitment No. 00066178

E. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:

Utilities

Affects:

Front 7 feet adjacent to all streets

F. 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:

Recorded:

September 21, 1993

Auditor's No:

9309210090

Executed by:

Alvin Rainbolt and Judy A. Rainbolt

G. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:

Drainage

Affects:

South 20 feet of Lot 17

*[Signature]*

*[Signature]*



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