

AFTER RECORDING MAIL TO:

Ernest Olmsted
3700 Mohawk Court
Mount Vernon, WA 98273



200201110242
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00519-01

LAND TITLE COMPANY OF SKAGIT COUNTY Statutory Warranty Deed

S 99751

Grantor(s): Stephen J. Schmitz and Peggy L. Zappone
Grantee(s): Ernest J. Olmsted
Abbreviated Legal:
Lot 25, Thunderbird #4
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4570-000-025-0004 / P100810

THE GRANTOR Stephen J. Schmitz and Peggy L. Zappone, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ernest J. Olmsted, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 25, "PLAT OF THUNDERBIRD 4", as per plat recorded in Volume 15 of Plats, pages 14, 15, and 16, records of Skagit County, Washington.

EXCEPT that portion thereof conveyed to Mohawk Court Owners' Association by deed recorded December 13, 1995 under Auditor's File No. 9512130057.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that portion of said Lot 24 conveyed to Mohawk Court Owners' Association by deed recorded December 13, 1995 under Auditor's File No. 9512130057.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated January 8, 2002

Stephen J. Schmitz

Peggy L. Zappone

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

#158

JAN 11 2002

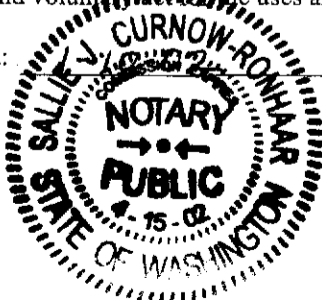
State of Washington
County of Skagit

Amount Paid \$ 4005⁰⁰
Skagit Co. Treasurer
By SS: Deputy

I certify that I know or have satisfactory evidence that Stephen J. Schmitz and Peggy L. Zappone

~~is~~ are the person(s) who appeared before me, and said person(s) acknowledged that
~~he / she / they~~ signed this instrument and acknowledge it to be ~~his / her / their~~
free and voluntary ~~for~~ the uses and purposes mentioned in this instrument.

Dated:



Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 4-15-02

EXHIBIT "A"

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,
a Washington corporation
Purpose: The right to construct, operate, maintain,
repair, replace and enlarge an underground
electric transmission and/or distribution
system
Area Affected: A strip of land 10 feet in width across
all lots, tracts and spaces located within
the above described property being
parallel to and coincident with the
boundaries of all private/public street
and road right of ways.
Dated: July 17, 1991
Recorded: July 23, 1991
Auditor's No.: 9107230069

B. Dedication contained on the face of the plat, as follows:

"...declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

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

"An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay construct, renew, operate, maintain and remove utility systems, line, 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."

D. Private Drainage Easement contained on the face of the plat, as follows:

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



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EXHIBIT "A", CONTINUED

E. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DECLARATION:

Recorded: October 30, 1991
Auditor's No.: 9110300056

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage
Area Affected: North 15 feet

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Ingress, egress and utilities
Area Affected: Mohawk Court

H. ROAD MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Harvey M. Jansen, etux, etal
And: Wally W. Gillogly, etux, etal
Recorded: December 5, 1994
Auditor's No.: 9412050094

I. DEED AND DECLARATION OF COVENANTS REQUIRING PRIVATE MAINTENANCE OF APPROVED PRIVATE ROAD AND THE TERMS AND CONDITIONS THEREOF:

Between: Harvey M. Jansen, etux, etal
And: Robert P. Mainville, etux, etal
Recorded: December 13, 1995
Auditor's No.: 9512130057



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