

AFTER RECORDING MAIL TO:

Eugene Roth
505 Kenkirk Place
Burlington, WA 98233



200203110152
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00563-02

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

Grantor(s): Marvin B. Mehlum and Joyce L. Mehlum

Grantee(s): Eugene T. Roth and Mary M. Roth

Abbreviated Legal:

Tr. 13, Kenkirk Place

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4336-000-013-0002

THE GRANTOR Marvin B. Mehlum and Joyce L. Mehlum, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Eugene T. Roth and Mary M. Roth, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Tract 13, Kenkirk Place, a replat of a portion of Tract 55, plat of the Burlington Acreage Property, as per plat recorded in Volume 11 of plats, page 39, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Subject to Attached Exhibit A

Dated March 6, 2002

Marvin B. Mehlum

Joyce L. Mehlum

975

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 11 2002

State of Washington }
County of Skagit } SS:

Amount Paid \$ 2883.60
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Marvin B. Mehlum and Joyce L. Mehlum

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 act for the uses and purposes mentioned in this instrument.

Dated: 3/7/02

Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6-19-05



EXHIBIT "A"

EXCEPTIONS:

A. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown thereon.

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Utilities
Affects: East 5 feet

C. Easement provision set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company and Continental Telephone Company and their respective successors and assigns under and upon the exterior five (5) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric and telephone service, together with the right to enter upon the lots at all times for the purpose stated."

D. Restrictions set forth on the face of the Plat, as follows:

"1. All lots in this plat are restricted to residential use and no lot or portion of a lot shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 60 feet in width on the building line.

2. All structures built hereon for human habitation shall have the first livable floor elevation, all electrical work and furnace fire pots a minimum elevation of 37 feet above mean sea level U.S.G.S. datum 1929 adjusted."

E. EASEMENT, INCLUDING TERMS & CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
Purpose: Water line, together with right of ingress and egress
Dated: February 23, 1976
Recorded: February 23, 1976
Auditor's No.: 830598



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