

AFTER RECORDING MAIL TO:  
David DeKlyen  
1627 S. 30th Street  
Mount Vernon, WA 98274



200204050073  
Skagit County Auditor  
4/5/2002 Page 1 of 3 11:26AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-100602-E

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

Grantor(s): Jeffrey J. Sladko, Lynda K. Sladko  
Grantee(s): David DeKlyen, Amy Mason  
Abbreviated Legal: Lot 2, LITTLE MOUNTAIN ADDITION, NO. 2., records of Skagit County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4601-00-002-0001/P102973

**THE GRANTOR** Jeffrey J. Sladko and Lynda K. Sladko, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID DE KLYEN and AMY MASON, both unmarried persons the following described real estate, situated in the County of Skagit, State of Washington: Lot 2, "LITTLE MOUNTAIN ADDITION NO. 2", as per plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated this 1st day of April, 2002

By Jeffrey J. Sladko By Lynda K. Sladko  
Jeffrey J. Sladko his attorney in fact  
By Lynda K. Sladko By \_\_\_\_\_  
Lynda K. Sladko

STATE OF Washington }  
County of Skagit } SS:

On this 3rd day of April, 2002 before me personally appeared Lynda K. Sladko, to me known to be the individual described in and who executed the foregoing instrument for herself and as Attorney in Fact for Jeffrey J. Sladko and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

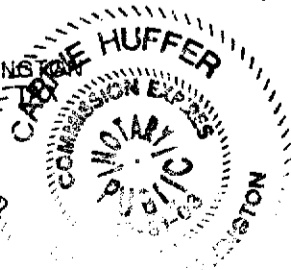
Given under my hand and official seal the day and year last above written.

(Seal)

#1445  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE

APR 05 2002  
2974

Amount Paid \$  
Skagit Co. Treasurer  
By [Signature] Deputy



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

EXCEPTIONS:

A. Restriction 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

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

Hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also 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 hereon.

C. 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 Co., 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 the exterior seven (7) feet of front boundary lines of all lots and tracts, 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."

D. Private Drainage Easement as shown on the face of the Plat, as follows:

Private Drainage Easement

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 easements 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.

-Continued-



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Schedule "B-1"

S-100602-E

EXCEPTIONS CONTINUED:

E. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: Private Drainage  
Area Affected: South 20 feet

F. POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon  
And: Alvin Rainbolt, etux  
Recorded: August 18, 1992  
Auditor's No.: 9208180004

G. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION:

Executed By: Alvin Rainbolt, etux  
Recorded: September 21, 1993  
Auditor's No.: 9309210090

LTC-SC-2



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