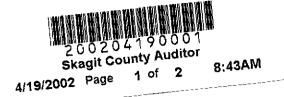
AFTER RECORDING MAIL TO: Edward L. George 4801 Monte Vista Place Mount Vernon, WA 98273



Filed for Record at Request of

Land Title Company of Skagit County

Escrow Number: S-100800-E

LAND TITLE COMPANY OF SKAGIT COUNTY Statutory Warranty Deed

Grantor(s): Brian J. Finnegan, Jody L. Finnegan

Grantee(s): Edward L. George

Abbreviated Legal: Lot 3, MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON, records of Skagit County, WA

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 3956-000-019-0007/P67509

THE GRANTOR BRIAN J. FINNEGAN and JODY L. FINNEGAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Edward L. George, a married person as his separate estate

the following described real estate, situated in the County of Skagit , State of Washington:

See Attached Exhibit A

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

RAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX APR 1 9 2002 Amount Paid \$
Skagit Co Treasur Ву Finnegan STATE OF WASHINGTON SS: County of Skagit

I certify that I know or have satisfactory evidence that Brian J. Finnegan and Jody L. is the person s who appeared before me, and said acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 17th, 2002

Carrie Huffer

Notary Public in and for the State of WASHINGTON

Residing at Burlington

My appointment expires: 12/31/2003

## Exhibit A

Tract 3, City of Mount Vernon Short Plat No. MV-11-76, approved January 23, 1976 and recorded February 9, 1976, in Volume 1 of Short Plats, page 108, under Auditor's File No. 829866, records of Skagit County, Washington; being a portion of Lots 18 and 19, "MONTE VISTA TERRACE ADDITION TO SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Schedule "B-1"

S-100800-E

## **EXCEPTIONS:**

A. Mineral rights as reserved by W.M. Lindsey and Emma J. Lindsey, Husband and Wife, by Deed recorded September 25, 1900, in Volume 41 of Deeds, page 291, records of Skagit County, Washington. Said mineral rights are now vested in Skagit County.

B. RESTRICTIONS IMPOSED BY AN INSTRUMENT, AS HERETO ATTACHED:

Recorded:

Auditor's No.:

August 24, 1961 August 25, 1961 611564, in Volume 318 of Deeds, page 318

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated:

June 23,

Recorded:

July 6, 1977

Auditor's No.:

859940

Executed By:

Property owners of Monte Vista Terrace

Addition

The face of the Short Plat sets forth the following:

Water Supply - Water of sufficient quantity and quality will be available to this tract of land from Public Utility District No.

<u>Sewage Disposal</u> - Sewer Service will be available to this tract by Local Improvement District No. 229.

E. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between:

Kim Gilley

And:

Lawrence V. Harris February 4, 1997 February 4, 1997

Dated:

Recorded: Auditor's No.:

Regarding:

9702040094 Sewer agreement

> Skagit County Auditor 4/19/2002 Page

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8:43AM