

AFTER RECORDING MAIL TO:  
Benjamin R. Delgado  
2321 W. Parkway Drive  
Mount Vernon, WA 98273



200204190105  
Skagit County Auditor  
4/19/2002 Page 1 of 2 11:35AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-100599-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Betty J. Taylor  
Grantee(s): Benjamin R. Delgado, Anne-Kari Madsen  
Abbreviated Legal: Lot 4, JOHNSON'S ADDITION TO MOUNT VERNON, records of Skagit County, WA  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 3732-000-004-0104/P53279

**THE GRANTOR** BETTY J. TAYLOR, wife of Warren C. Taylor, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin R. Delgado, a single person, and Anne-Kari Madsen, a single person the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

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

Dated this 16th day of April, 2002

By Betty J. Taylor, by Rhonda S. Kollar per Power of Attorney  
Betty J. Taylor

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF WASHINGTON }  
County of Skagit } SS:

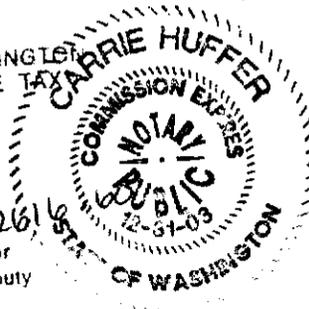
On this 16th day of April, 2002 before me personally appeared Rhonda S. Kollar, who executed the within instrument as Attorney in Fact for Betty J. Taylor

and acknowledged to me that she signed and sealed the same as her free and voluntary act and deed as attorney in fact for Betty J. Taylor

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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Betty J. Taylor is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal) Carrie Huffer

1686  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX



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

APR 19 2002

Amount Paid \$ 2616  
Skagit Co. Treasurer  
By [Signature] Deputy

Exhibit A

PARCEL "A":

Lot 4, "JOHNSON'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 7 of Plats, page 27, records of Skagit County, Washington, EXCEPT the North 3 feet thereof.

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

PARCEL "B":

The Easterly 10 feet of that portion of the abandoned Puget Sound and Cascade Railway Company right of way in the Northwest 1/4 of the Northwest 1/4 in Section 17, Township 34 North, Range 4 East, W.M., lying Westerly and adjacent to that portion of Tract 4, "JOHNSON'S ADDITION TO MOUNT VERNON", lying Southerly of a line 3 feet South and parallel to the Northeasterly line of said Tract 4 in Volume 7 of Plats, page 27, records of Skagit County, Washington.

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

PARCEL "C":

The East 10 feet of that portion of the abandoned Puget Sound & Cascade Railway Company right of way, (being originally the Bellingham and Skagit Railway right of way as conveyed by deed recorded November 2, 1911, under Auditor's File No. 87391, in Volume 87 of Deeds, page 376, records of Skagit County), in the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 34 North, Range 4 East, W.M., lying West of and adjacent to Tract 5, "JOHNSON'S ADDITION TO MOUNT VERNON", as per plat recorded in Volume 7 of Plats, page 27, records of Skagit County, Washington,

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

Schedule "B-1"

*BST/AR*

P-100599-E

EXCEPTIONS:

A. 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: July 6, 1956  
Recorded: August 28, 1956  
Auditor's No.: 540727

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

For: Three electric transmission lines  
In Favor Of: Puget Sound Power & Light Company  
Recorded: August 27, 1924 and June 27, 1930  
Auditor's Nos.: 176764 and 234986 in Volumes 133 and 155  
of Deeds, pages 453 and 160, respectively  
Affects: The subject property

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: John W. Hrnicek  
Purpose: For sewer line  
Area Affected: Lying Southerly of a line 3 feet South and parallel to the Northeasterly line of said Tract 4 in Volume 7 of Plats, page 27, records of Skagit County, Washington.  
Dated: March 1, 1979  
Recorded: March 7, 1979  
Auditor's No.: 7903070043

