

AFTER RECORDING MAIL TO:  
Elisabeth A. Knowles  
1706 S. 30th Street  
Mount Vernon, WA 98273



200205200131  
Skagit County Auditor

5/20/2002 Page 1 of 2 11:26AM

Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-101020-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Michael L. Ferguson, Jessica L. Ferguson  
Grantee(s): Elisabeth A. Knowles, Thia D. Morris  
Abbreviated Legal: Lot 34, Little Mtn. Add. No. 2, records of Skagit County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4601-000-034-0003/P103006

**THE GRANTOR** Michael L. Ferguson and Jessica L. Ferguson, formerly known as Jessica L. Elmore, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Elisabeth A. Knowles, a single woman, and Thia D. Morris, a single woman all as tenants in common  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 34, "LITTLE MOUNTAION 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.

#2166  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated this 6th day of May, 2002

By [Signature]  
Michael L. Ferguson

By MAY 20 2002

By [Signature]  
Jessica L. Ferguson

By [Signature] Deputy

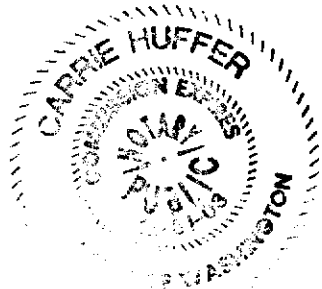
Amount Paid \$ 2945.90  
Skagit Co. Treasurer

STATE OF WASHINGTON }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael L. Ferguson and Jessica L. Ferguson is the person s who appeared before me, and said person s 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: May 17, 2002

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



Schedule "B-1"

S-101020-E

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.

E. 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

F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION:

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



200205200131

Skagit County Auditor