

WHEN RECORDED RETURN TO:

ARTHUR L. MORTON & JOYCE I MORTON
1840 MONROE ST.
BURLINGTON WA 98233

200206140050
Skagit County Auditor
6/14/2002 Page 1 of 3 10:34AM

Chicago Title Insurance Company

2601 South 35th, Suite 100, Tacoma, Washington 98409

REO #L020933

SPECIAL WARRANTY DEED

ISLAND TITLE CO.

THE GRANTOR, FEDERAL NATIONAL MORTGAGE ASSOCIATION, A U.S. CORP., for and in consideration of ten dollars and other valuable consideration (\$10.00), in hand paid, grant, bargain, sell, convey and confirm to **ARTHUR L. MORTON AND JOYCE I. MORTON, HUSBAND AND WIFE** the following described real estate, situated in the County of SKAGIT, State of Washington:

**** TO BURLINGTON**

LOT 5, PLAT OF MONROE STREET ADDITION, AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 10-12 INCLUSIVE, RECORDS OF SKAGIT COUNTY WASHINGTON.

abbreviated legal:

See attached exhibit for exceptions to title.

The Grantor for it and for its successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

Tax Account Number: 4640-000-005-0004-P107035

DATED: JUNE 14, 2002 ²⁶³⁹ COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY: D. VANESSA BROWN VICE PRESIDENT

JUN 14 2002

STATE OF TEXAS
COUNTY OF DALLAS

ss.

Amount Paid \$ 0
Skagit Co. Treasurer
By [Signature] Deputy

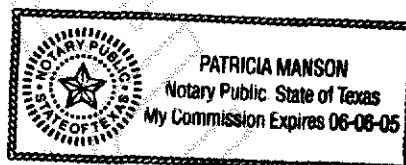
On this 1 day of June, 2002, before me, the undersigned a Notary Public in and for the State of Texas, duly commissioned and sworn, personally appeared D. VANESSA BROWN and/or [Signature] to be known to be the Assistant Treasurer and/or the Assistant Secretary of the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned and on oath state that he/she/they are/is authorized to execute the said instrument and that the seal affixed thereto (if any) is the corporate seal of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed by Official Seal the day and year first above written.

(typed/printed name of notary)

Notary Public in and for the State of Texas,

residing at Dallas My commission expires on 6/6/05



UNOFFICIAL DOGMA

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 4262810

EXCEPTIONS TO TITLE:

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement, including the terms and conditions thereof, granted by instrument:

Recorded: September 12, 1994

Auditor's No.: 9409120091, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location: Being located as constructed or to be constructed on the above described property, generally described as follows:

Easement No. 1: All streets and road rights-of-ways and any greenways or common area as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public streets and road rights-of-ways.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Burlington, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and tracts as shown on the face of the plat and other utility easements, if any, shown on the face of the plat, 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.

Easement delineated on the face of said plat;

For: Utilities

Affects: The exterior 10 feet of said premises adjacent to street

Notes, covenants, and conditions as disclosed on the face of said plat, as follows:

- A. Buyers should be aware that this plat is located in the flood plain of the Skagit River and significant elevation may be required for the first living floor of residential construction.
- B. This property is subject to and together with easements, reservations, restrictions, covenants, covenants and other instruments of record including but not limited to those instruments referred to in First American Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Nos. 9407010131, 8611260026, 268269, 9409120091, and 9011190102.
- C. Tracts A and B represent area outside of road right-of-way and are to be boundary line adjusted to adjoining properties. Said tracts do not represent building lots.



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D. No fences shall be constructed across the access road or in the detention/retention pond areas.

E. Mowing and maintenance of the drainage easement areas shall be the responsibility of the individual lots owners.

Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 16, 1994

Auditor's No.: 9411160060, records of Skagit County, Washington

Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife



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