

AFTER RECORDING MAIL TO:
J. Craig Snelson
2215 Jasmine Place
Mount Vernon, WA 98273



200206280191
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101628-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Grandview, Inc.
Grantee(s): J. Craig Snelson, Denise C. Snelson
Abbreviated Legal: Lot 13, JASMINE PLACE, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P118971/4791-000-013-0000

THE GRANTOR GRANDVIEW, INC., a Washington Corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to J. Craig Snelson and Denise C. Snelson, husband
and wife

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 13, "JASMINE PLACE," as per plat recorded on February 28, 2002 under
Auditor's File No. 200202280026, 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 20th day of June, 2002

By Grandview, Inc.

By
Scott Wammack, President

STATE OF WASHINGTON
County of Skagit } SS:

2929
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 28 2002

By Amount Paid \$ 2811.51
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Scott Wammack
is the person who appeared before
me, and said person acknowledged that he signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledge it as the President
of Grandview, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 25~~th~~ 2002

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



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation

Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of gas and electricity.

Area Affected: Easement #1: All streets and road right of way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void.) Easement #2: A strip of land 1 foot in width across all lots, tracts or open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way. Easement #3: All areas located within a 10 (ten) foot perimeter of the exterior surface of all ground mounted vaults and transformers. Easement #4: No vehicular access, parking or driver surfaces shall be located within a 5 (five) foot perimeter of all of grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholds.

Dated: August 28, 2001

Recorded: September 6, 2001

Auditor's No.: 200109060034

B. Right of the public to make necessary slopes for cuts or fill upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

C. Easements and notes shown on Plat, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Verizon Northwest, Cascade Natural Gas Corporation and AT&T Broadband and their respective successors and assigns under and upon the easements identified upon this plat of Jasmine Place, 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 tract at all times for the purposes stated, with the understanding that a grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of right and privileges herein granted.

- continued -

LTC-SC-2



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EXCEPTIONS CONTINUED:

WATER PIPELINE EASEMENT -

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason on proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintain upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

NOTE FOR EASEMENT ON LOT 15 -

The easement shall provide that the owner of the burdened lot shall not remove any trees which are in excess of four (4) inches in diameter at ground level from the West 10 feet of the lot. The easement shall provide for immediate replacement of a similarly sized tree(s) and recovery at attorneys fees in the event of a breach of the terms of the easement, recorded under Auditor's File No. 200202280025.

NOTES -

All lots within this short plat are subject to impact fees payable on issuance of a building permit. Short Plat Number and date of approval shall be included in all deeds and contracts.

Side yard set backs: Minimum 5 feet the total of the two side yards shall be a min. of 15 ft.

Front yard set backs: Minimum 20 feet;

Back yard set backs: Minimum 20 feet;

Zoning: MTV-R-1, 6.0;

Water: Skagit County PUD #1;

Sewer: City of Mount Vernon;

Power: Puget Sound Power & Light Company;

Gas: Cascade Natural Gas Corporation;

Cable TV: AT&T Broadband;

Telephone: Verizon Northwest.



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