



200208220098

Skagit County Auditor

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WHEN RECORDED RETURN TO

Name Donna Hanley

Address 1801 N 33rd Pl

City, State, Zip Mount Vernon, WA 98273



LAND TITLE COMPANY

FILED FOR RECORD AT REQUEST OF

Land Title #P-102277

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

EDMUND T. WATSON AND EMILY K. WATSON, AS CO-TRUSTEES OF THE THE GRANTOR WATSON FAMILY TRUST UNDER AGREEMENT DATED THE 30TH DAY OF APRIL, 1991 for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to DONNA HANLEY, An Unmarried Person the following described real estate, situated in the County of Skagit, State of Washington:

# 3875

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE

LOT 1, "COLLEGE MEADOW", AS PER PLAT RECORDED IN VOLUME 11 OF PLATS, PAGE 76, RECORDS OF SKAGIT COUNTY, WASHINGTON.

AUG 22 2002

\$2385.00

Amount Paid To Skagit Co. Treasurer

By Deputy

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A PART HEREOF.

Tax #4359-000-001-0008 (P80148)

Dated August 21st, 2002

(Individual)

(Individual)

By Edmund T. Watson Co-Trustee
By Emily K. Watson Co-Trustee

STATE OF WASHINGTON } ss. COUNTY OF

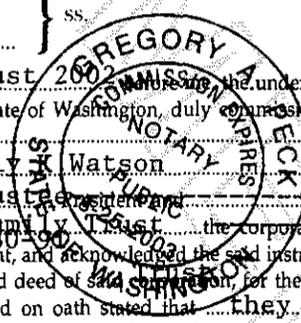
STATE OF WASHINGTON } ss. COUNTY OF Skagit

On this day personally appeared before me to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that signed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

On this 22nd day of August 2002, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Edmund T and Emily K Watson to me known to be the Co-Trustees, respectively of the Watson Family Trust, 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 stated that they authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this day of Notary Public in and for the State of Washington, residing at My appointment expires:

Witness my hand and official seal hereto affixed the day and year first above written Notary Public in and for the State of Washington, residing at Mount Vernon My appointment expires: 8/25/03



Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Declaration Dated: June 21, 1977  
Recorded: July 26, 1977  
Auditor's No.: 861447  
Executed By: Kerr-Belmark Construction

B. Easement provisions as contained in said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest and Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated."

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT, AS FOLLOWS:

Easements for utilities and drainage are reserved over a 2½ foot wide strip along each side of interior lot lines and over the rear five feet of each side of interior lot lines and over the rear five feet of each lot. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may retard or obstruct the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

D. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

E. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation  
And: Kerr-Belmark Construction  
Dated: November 7, 1978  
Recorded: November 9, 1978  
Auditor's No: 891029  
Providing: Right to connect subject property to City sewer



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