

AFTER RECORDING MAIL TO:
Michael A. Urban
111 Cedarwood Place
Mount Vernon, WA 98273



200209160005
Skagit County Auditor
9/16/2002 Page 1 of 2 9:01AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102503-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Donald C. O'Connor, Susan M. O'Connor
Grantee(s): Michael A. Urban, Jenna R. Urban
Abbreviated Legal: Lot 6, CEDARWOOD, PLAT OF, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4567-000-006-0005/P100763

THE GRANTOR DONALD C. O'CONNOR and SUSAN M. O'CONNOR, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL A. URBAN and ~~JEANNA~~ JENNA R. URBAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: Lot 6, "PLAT OF CEDARWOOD", as per plat recorded in Volume 15 of Plats, pages 10 and 11, records of Skagit County, Washington.

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

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

4274
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 6th day of September, 2002

By Donald C. O'Connor
Donald C. O'Connor

By SEP 16 2002

By Susan M. O'Connor
Susan M. O'Connor

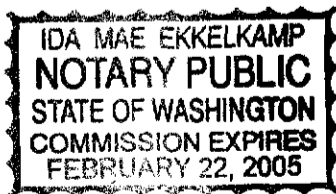
By Amount Paid \$ 4490.00
Skagit Co. Treasurer
Deputy

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Donald D. O'Connor & Susan M. O'Connor 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: September 10th, 2002

Ida Mae Ekkelkamp
Ida Mae Ekkelkamp
Notary Public in and for the State of WASHINGTON
Residing at Mount Vernon
My appointment expires: 02/22/05



EXCEPTIONS:

A. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 42-83
As Follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Residential;
4. Sewage Disposal - Septic System;
5. Water - Public Utility District No. 1.

B. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Puget Sound Power and Light Company
Recorded: December 3, 1990
Auditor's No.: 9012030082
For: Underground electric system
Affects: All streets as constructed within the above-described property

C. Dedication contained on the face of the Plat, as follows:

"...declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

D. Easement provisions contained on the face of the 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, 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 seven (7) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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."

E. Private Drainage Easement as shown on the face of the Plat, as follows:

"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."

F. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: October 24, 1991
Auditor's No.: 9110240036
Executed By: Gunnar Pedersen, et al
(copy attached)

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage Easement (Private)
Area Affected: West 20 feet

H. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Sewer Easement
Area Affected: Northerly 15 feet



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