

AFTER RECORDING MAIL TO:

Les Mound
14448 Ashley Place
Anacortes, WA 9822



200210110207

Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00359-02

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

P103239

Grantor(s): Beth N Abrams

Grantee(s): Les Mound

Abbreviated Legal:

Lot 5, Sunrise Estates Div. II

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4669-000-005-0000 P108543

THE GRANTOR Beth N Abrams, a Single Person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Les Mound, a unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Lot 5, Plat of Sunrise Estates Division II, as per plat recorded in Volume 16 of Plats, pages 92 and 93, records of Skagit County, Washington.

Dated October 10, 2002

4793
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Beth N Abrams

OCT 11 2002

Amount Paid \$ 5458.28
Skagit Co. Treasurer
By Deputy

State of Washington
County of Skagit }
County of Island } SS:

I certify that I know or have satisfactory evidence that **Beth N Abrams**

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 10, 2002

Sharon Garrard
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 2-10-2006



EXCEPTIONS:

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

"...the rights to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take natural course, in the original reasonable grading of roads and ways shown hereon.

Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right of way, or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done by and at the expense of such owner."

B. Easement Provisions contained on the face of the Plat, as follows:

An easement is hereby reserved for and granted to Puget Sound Power and Light Company, General Telephone Company, Valley Cable Television, Cascade Natural gas Corp., Skagit County Public Utility District No. 1, and their respective successors and assigns under and upon the exterior ten (10) feet parallel 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, gas, water, and cablevision service, together with the right to enter upon the lots all times for the purpose stated.

C. Minimum Setback Requirements on the face of the Plat, as follows:

8 foot setback on interior lot line;

25 foot setback on rear lot line;

35 foot setback on street right of way (25 foot on minor access and dead end streets).

D. COVENANTS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN SAID PLAT AND DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED:

Declaration Dated:	Not disclosed
Recorded:	April 5, 1996
Auditor's No.:	9604050039
Executed By:	Marvin D. Portis, Kenny L. Portis and Jeanette M. Portis



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