

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Leigh E. Sanders  
1819 Walter Street  
Mount Vernon, WA 98273



200210210205  
Skagit County Auditor

10/21/2002 Page 1 of 4 3:56PM

ISLAND TITLE CO.

**STATUTORY WARRANTY DEED**

Escrow No. 220679

Title Order No. C24423

**THE GRANTOR D'Andre L. Knight, a Married Man as His Separate Estate**

for and in consideration of **Ten Dollars** and other good and valuable consideration

in hand paid, conveys and warrants to **Leigh E. Sanders and Sheila R. Sanders, Husband and Wife**

the following described real estate, situated in the County of **Skagit**, State of Washington:

**Legal Description is attached hereto and by this reference made a part hereof**

LOT C, SP# MV-5-94

**Assessor's Property Tax Parcel/Account Number(s): 340430-0-283-0605 / #P105757**

**SUBJECT TO:** Subject To's are attached hereto and by this reference made a part hereof.

Dated: October 15, 2002

# 4940

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

D'Andre L. Knight  
D'Andre L. Knight

OCT 21 2002

State of Washington

}ss.

County of Snohomish

Amount Paid \$ 3103.00  
Skagit Co. Treasurer

By [Signature] Deputy

I certify that I know or have satisfactory evidence that **D'Andre L. Knight** is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: OCTOBER 16, 2002

[Signature]



Notary Public in and for the State of Washington

Residing at ARLINGTON

My appointment expires DEC-03

Lot C, SHORT PLAT NO. MV-5-94, approved August 15, 1994, recorded August 16, 1994 in Book 11 of Short Plats, page 100, under Auditor's File No. 9408160071 and being a portion of the Southwest Quarter of the Northeast Quarter of Section 30, Township 34 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Lot C;  
Thence North  $89^{\circ}02'13''$  East 9.03 feet along the North line of said Lot C;  
Thence South  $00^{\circ}13'21''$  East 66.45 feet parallel with the West line of said Lot C to the South line thereof;  
Thence South  $89^{\circ}02'13''$  West 9.03 feet along the South line of said Lot C to the Southwest corner thereof;  
Thence North  $00^{\circ}13'21''$  West 66.45 feet along the West line of said Lot C to the point of beginning.

Situated in Skagit County, Washington.



200210210205  
Skagit County Auditor  
10/21/2002 Page 2 of 4 3:56PM

1. Notes on the face of Short Plat No. MV 7-88, as follows:

- A) Short Plat Number and Date of Approval shall be included in all deeds and contracts.
- B) Sewage Disposal by Mount Vernon City Sewer.
- C) Water by Skagit County Public Utility District No. 1.
- D) Gas – Cascade Natural Gas.
- E) Walter Street, which bisects the Fader property, is an un-opened city right-of-way.
- F) Lots 2 and 3 cannot be developed until street and utilities are extended North on Walter Street to the satisfaction of the City of Mount Vernon.

2. Easement delineated on the face of said plat;

For: Utilities

Affects: South 7 feet and West 7 feet

3. Any question regarding mislocated fence lines as delineated on the face of the Short Plat.

4. Terms, Covenants, Conditions, Notes and Restrictions contained in said Short Plat:  
Short Plat No. MV-7-88  
As Follows: Not a building site until Note 6 is satisfied

5. Provisions set forth on the face of the plat, as follows:

The charge in lieu of assessment for each lot in this subdivision shall be \$ \* (Together with any other Amounts Due). (This charge includes a credit of \$0.00 for installed sewer lines.) A Standard Participation Contract must be executed and the same amount paid prior to the issuance of a sewer permit.

6. Agreement, including the terms and conditions thereof; entered into;

Between: Edythe Fader

And: City of Mount Vernon

Recorded: December 29, 1988

Auditor's No.: 8812290014, records of Skagit County, Washington

Regarding: Formation of a local improvement district and construction of improvements

continued. . . . .



200210210205  
Skagit County Auditor  
10/21/2002 Page 3 of 4 3:56PM

7. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 31, 1994  
Auditor's No.: 9408310101, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Underground electric system, together with necessary appurtenances

- END OF SCHEDULE B-001 -



200210210205

Skagit County Auditor

10/21/2002 Page 4 of 4 3:56PM