

AFTER RECORDING MAIL TO:
Charles F. Baggett, Jr.
18133 State Route 9
Mount Vernon, WA 98274



200211080269
Skagit County Auditor

11/8/2002 Page 1 of 3 3:55PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103647-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Thomas W. Johnson, Synnove Tusvik
Grantee(s): Charles F. Baggett, Jr.
Abbreviated Legal: Ptn Lots 1-18, Blk 26, Montborne Hts. aka Tract D, Survey
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4135-026-018-0005/P74624

THE GRANTOR THOMAS W. JOHNSON and SYNNOVE TUSVIK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES F. BAGGETT, JR., an unmarried man the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

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

5280
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 8th day of November, 2002

By Thomas W. Johnson
Thomas W. Johnson

By NOV 08 2002

By Synnove Tusvik
Synnove Tusvik

By [Signature]
Amount Paid \$ 2945.25
Skagit Co. Treasurer
Denny

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas W. Johnson & Synnove Tusvik 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: November 8th, 2002

[Signature]

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



Exhibit A

Tract D of that certain record of survey entitled "MONTBORNE HEIGHTS (Revised)", recorded August 18, 1993 in Book 14 of Surveys, pages 165 and 166, under Auditor's File No. 9308180056 and being a portion of Lots 1 through 17, inclusive, Block 23; all of Block 24; Lots 1 through 11, inclusive, Block 25; Lots 1 through 18, inclusive, Block 26 and all of Block 27, all in "PLAT OF THE TOWN OF MONTBORNE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 2 of Plats, page 80, records of Skagit County, Washington,

TOGETHER WITH those portions of vacated street and alley adjacent to said Lots and Blocks which have reverted to said premises by operation of law.

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

T.V. S.J.

Schedule "B-1"

P-103647-E

EXCEPTIONS:

A. DEVELOPER EXTENSION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Henry Holt, et al
And: Skagit County Sewer District No. 2
Recorded: March 12, 1993
Auditor's No.: 9303120033

B. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Survey recorded under Auditor's File No. 9308180056
Purpose: Ingress, egress and utilities
Area Affected: As shown on survey

C. Restrictions imposed by instrument recorded on August 24, 1993, under Auditor's File No. 9308240005, including, but not limited to, liability for assessments, levied by the community association.

FIRST AMENDMENT TO COVENANTS:

Recorded: April 22, 1994
Auditor's No.: 9404220057

SECOND AMENDMENT TO COVENANTS:

Recorded: May 8, 1995
Auditor's No.: 9505080075

THIRD AMENDMENT TO COVENANTS:

Recorded: February 5, 1996
Auditor's No.: 9602050083

FOURTH AMENDMENT TO COVENANTS:

Recorded: March 28, 1996
Auditor's No.: 9603280081

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: An underground electric transmission and/or distribution system

- Continued -



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EXCEPTIONS CONTINUED:

D. (Continued):

Area Affected: Easement No. 1: All streets and road rights-of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and 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.

Dated: October 18, 1993
Recorded: October 21, 1993
Auditor's No.: 9310210073

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington

Purpose: Construction and maintenance of a water line, lines or related facilities

Area Affected: An easement for operation and maintenance of water line over, under, and through the private road easements and the adjacent 7 foot wide utility easements as shown on the boundary line adjustment survey of Montborne Heights filed in Volume 14 of Surveys at pages 165-166 under Auditor's File No. 9308180056

Dated: April 5, 1994
Recorded: April 12, 1994
Auditor's No.: 9404120118

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Skagit County Sewer District No. 2, a municipal corporation

Purpose: For sewer mains

Area Affected: Southwesterly 10 feet of Tracts "C" and "D" and the Southeasterly 10 feet of Tract "D"

Dated: February 18, 1994
Recorded: February 25, 1994
Auditor's No.: 9402250102

G. USE AND MAINTENANCE AGREEMENT OF PRIVATE DRIVEWAY AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Washington Federal Savings

Dated: June 25, 1997
Recorded: July 1, 1997
Auditor's No.: 9707010069

Regarding: The owner desires to declare the use of said property for a common driveway to properties and their heirs, successors and/or assigns, and to make provision for the maintenance of said property as a common driveway on behalf of themselves, their heirs, successors and/or assigns.

(Affects a portion of property under search and other property)

T.J. S.J.



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