

AFTER RECORDING MAIL TO:

Marna P. McLatchy
816 S. 28th Street
Mount Vernon, WA 98274



200211120227

Skagit County Auditor

1/12/2002 Page 1 of 2 12:08PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103624-E

Statutory Warranty Deed

Grantor(s): Patrick A. Johnston, Mary Ann Johnston

Grantee(s): Marna P. McLatchy

Abbreviated Legal: Lot 68, PARTINGTON PLACE, DIVISION 3, records of Skagit County, WA

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4591-000-068-0007/P102219

THE GRANTOR PATRICK A. JOHNSTON and MARY ANN JOHNSTON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Marna P. McLatchy, a single person the following described real estate, situated in the County of Skagit, State of Washington: Lot 68, "PLAT OF PARTINGTON PLACE, DIVISION 3", as per plat recorded in Volume 15 of Plats, pages 56 and 57, 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.

5294
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 1st day of November, 2002

By Patrick A. Johnston
Patrick A. Johnston

By NOV 12 2002

By Mary Ann Johnston
Mary Ann Johnston

By Amount Paid \$ 2518 70
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON

County of Spokane

SS:

I certify that I know or have satisfactory evidence that Patrick A. Johnston & Mary Ann Johnston 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 5th, 2002



Notary Public in and for the State of WASHINGTON

Residing at Spokane

My appointment expires: 9-29-04

EXCEPTIONS:

A. Easement provisions contained on the face of said 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 Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 10 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.

B. 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.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Co.
Purpose:	Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Area Affected:	The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat
Dated:	December 4, 1990
Recorded:	April 15, 1991
Auditor's No.:	9104150079

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:	Drainage
Affects:	East 15 feet

