

**AFTER RECORDING MAIL TO:**

Hai Dinh  
1106 Maddox Creek Lane  
Mount Vernon, WA 98274



200211150067

Skagit County Auditor

11/15/2002 Page 1 of 3 11:39AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00681-02

**Statutory Warranty Deed**

Grantor(s): Gary McCormick and Aina McCormick  
Grantee(s): Hai T. Dinh and Julianne Hang Dinh  
Abbreviated Legal:  
Lot 10, Gilbert's Addition  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): P119124

FIRST AMERICAN TITLE CO.

70426

THE GRANTOR Gary McCormick and Aina McCormick, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Hai T. Dinh and Julianne Hang Dinh, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

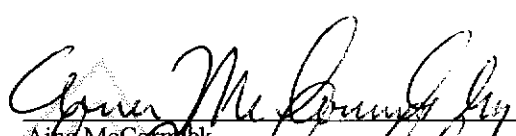
Lot 10 "Plat of Gilbert's Addition", as per plat recorded on April 30, 2002, under Auditor's File No. 200204300099, records of Skagit County, Washington.

**SUBJECT TO: SCHEDULE B-1 ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.**

Dated November 14, 2002

  
Gary McCormick

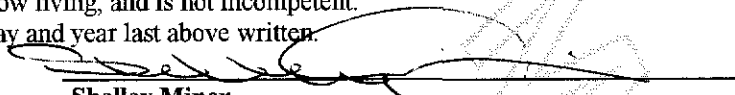
  
Aina McCormick

  
attorney in fact

STATE OF Washington }  
County of Skagit } SS:


On this 14 day of Nov. 2002 before me personally appeared Gary McCormick, to me known to be the individual described in and who executed the foregoing instrument for his self and as Attorney in Fact for Aina McCormick and acknowledged that he signed and sealed the same as their free and voluntary act and deed for him self and also as their free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.  
Given under my hand and official seal the day and year last above written.  
(Seal)



  
Shelley Miner  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 5/15/03

5357  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 15 2002

Amount Paid \$ 3123.01  
Skagit Co. Treasurer  
By  Deputy

## Schedule "B-1" Exceptions

### A. RESERVATIONS CONTAINED IN DEED:

Executed by: W. M. Lindsey and Emma S. Lindsey, his wife  
Recorded: April 17, 1902  
Auditor's No: 39602 in Volume 44 of Deeds, page 499  
As Follows:

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

### B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: February 27, 1952  
Auditor's No: 472022  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way  
Location: A strip of land, the centerline of which is described as follows:

Beginning at a point on the North line of Secondary State Road, 697.25 feet East of the 1/4 corner between Sections 21 and 28, Township 34 North, Range 4 East, W.M; thence North 2 degrees 0' East 331.2 feet; thence North 6 degrees 64' East 214.12 feet; thence North 33 degrees 30' East 343.2 feet; thence North 58 degrees 0' East to the East line of the above tract.

### C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Thomas, Inc.  
And: Wes Simpson  
Dated: September 18, 1998  
Recorded: September 28, 1998  
Auditor's No: 9809280117  
Regarding: Maintenance of TRD-1000 Plant



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**D. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: October 23, 2001  
Recorded: November 1, 2001  
Auditor's No. 200111010110  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

**Location:**

Easement No. 1: All streets and road rights-of-way 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 open 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.

Easement No. 3: All areas located within a 10 (ten) foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Gilbert's Addition  
Recorded: April 30, 2002  
Auditor's No: 200204300099  
(Copy attached)



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