

AFTER RECORDING MAIL TO:

Christopher Kemnow
819 South 27th Street
Mount Vernon, WA 98273



200301150080
Skagit County Auditor

1/15/2003 Page

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-00798-03

Statutory Warranty Deed

Grantor(s): Frederick H. Holm

Grantee(s): Christopher C. Kemnow

Abbreviated Legal:

Lot 21, Partington Place Division 1

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4560-000-021-0000 (P100369)

FIRST AMERICAN TITLE CO.

72254-1

THE GRANTOR Frederick H. Holm, a Single Person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher C. Kemnow, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 21, "Partington Place Division 1", as per plat recorded in Volume 14 of Plats, Pages 186 through 190, records of Skagit County, Washington

Subject to Exhibit "A" hereto attached and made a part of.

Dated January 13, 2003

Frederick H. Holm

Frederick H. Holm

225

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 15 2003

Amount Paid \$ 2136.00
By [Signature] Skagit Co. Treasurer
Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Frederick H. Holm**

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: 1/14/03



Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/2005

EXHIBIT "A"

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 4, 1990
Recorded: April 15, 1991
Auditor's No.: 9104150079
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.

Location:

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.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: September 13, 1991
Recorded: September 13, 1991
Auditor's No.: 9109130093
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife, and Washington Federal Savings and Loan Association

Said Covenants were amended by Amendment to Protective Covenants recorded under Auditor's File No. 9112120049. (See copy attached)

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

Plat/Subdivision Name: Partington Place
Recorded: August 7, 1991
Auditor's No.: 9108070007
(Copy attached)

Said matters include but are not limited to the following:

- a. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cable Vision 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 purposes 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. A 10 foot utilities easement parallel with and adjoining street frontage of all lots
- c. 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.



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