

AFTER RECORDING MAIL TO:
Mr. and Mrs. John Mawhinney
2301 East Fir Street
Mount Vernon, WA 98273



200303130066
Skagit County Auditor

3/13/2003 Page 1 of 2 11:44AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105310-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sandra K. Peck-Oberg
Grantee(s): John Mawhinney and Kathleen Mawhinney
Abbreviated Legal:
Assessor's Tax Parcel Number(s): 4278-000-012-0004/P78822, P78822

THE GRANTOR SANDRA K. PECK-OBORG, a married woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN MAWHINNEY and KATHLEEN MAWHINNEY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "COLLEGE GLEN," as per plat recorded in Volume 11 of Plats, page 14, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated March 11, 2003

Sandra K. Peck-Oberg
Sandra K. Peck-Oberg

#1140
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 13 2003

Amount Paid \$ 1,958.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sandra K. Peck-Oberg 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: 3-11-03

[Signature]

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



EXCEPTIONS:

A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 82667, Volume 83 of Deeds, page 432, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. AN EASEMENT AFFECTING THE PORITON OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Drainage and utilities
Affects: The North 15 feet of the South 171 feet

C. AN EASEMENT AFFECTING THE PORITON OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Private driveway and utilities
Affects: The South 156 feet

D. AN EASEMENT AFFECTING THE PORITON OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Drainage
Affects: The North 15 feet

E. COVENANT CONTAINED IN DECLARATION OF COVENANT:

Recorded: March 25, 1977
Auditor's No.: 853818
Executed By: Richard L. Kerr and Ann L. Kerr, husband and wife, and Belmark, Inc.
As follows:

"All obligations of maintenance of the private drive and utility easement serving the above lots, as delineated on the face of said Plat, together with the cul-de-sac at the North end thereof, shall be joint and equal upon the respective lot owners."

SPO



200303130066
Skagit County Auditor