

When Recorded Return To:

MICHAEL S. JIPSON
1013 VERA COURT
MT. VERNON, WA 98273



200303170350
Skagit County Auditor

3/17/2003 Page 1 of 2 1:50PM

Escrow No. 03-5856LV

LPB-10

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document
Grantor(s): JACQUELINE ECKSTEIN Additional Names on page of document
Grantee(s): MICHAEL S. JIPSON Additional Names on page of document
Legal Description (abbreviated):
Full legal on page of document
Assessor's Property Tax Parcel Account Number(s): 4578-000-009-0008 (P100839)

FIRST AMERICAN TITLE CO.
72781-1

THE GRANTOR JACQUELINE ECKSTEIN, an unmarried individual

for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to

MICHAEL S. JIPSON, a married man as his separate estate

the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 9, "PLAT OF BRITWOOD", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS AT PAGES 31 AND 32, IN THE RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Assessor's Property Tax Parcel Account Number(s): 4578-000-009-0008 (P100839)

Subject to:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated this Tenth day of March, 2003


JACQUELINE ECKSTEIN

1203
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 17 2003

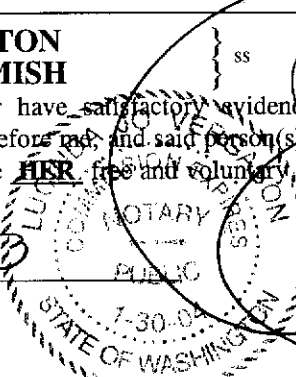
Amount Paid \$ 2057.54
By  Deputy

State of WASHINGTON
County of SNOHOMISH

I certify that I know or have satisfactory evidence that JACQUELINE ECKSTEIN is/are the person(s) who appeared before me, and said person(s) acknowledged that SHE signed this instrument and acknowledged it to be HER free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 3/13/03

(SEAL)



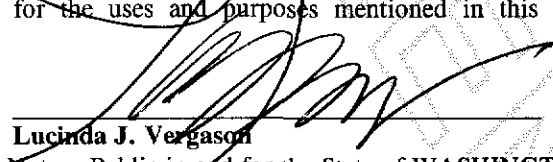

Lucinda J. Vergason
Notary Public in and for the State of WASHINGTON,
residing at EDMONDS
My appointment expires: 1/30/04

Exhibit "A"

SUBJECT TO:

2ND 1/2 2003 Real property Taxes;

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: December 9, 1991
Auditor's No.: 9112090089

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: March 27, 1992
Recorded: March 27, 1992
Auditor's No.: 9203270023

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 2 of Skagit County,
Washington, a Municipal Corporation
Dated: February 19, 1992
Recorded: October 13, 1992
Auditor's No.: 9210130026

Easement "1": The exterior seven (7) feet of the front boundaries of all lots and tracts as shown on the face of said "Plat of Brittwood."

Easement "2": The East 10 feet of Lot 6 and the West 10 feet of Lot 7 as shown on the face of said "Plat of Brittwood."

Easement "3": Tract "A" as shown on the face of said "Plat of Brittwood."

Easement "4": A triangular tract of land in the Northeasterly corner of Lot 20 as shown on the face of said "Plat of Brittwood"

D. RESERVATIONS CONTAINED IN DEED:

Executed By: Westside Associates, Limited Partnership
Recorded: July 10, 1992
Auditor's No.: 9207100066
As Follows:

Reserving however for the benefit of Lot 19, Plat of Brittwood, according to the plat thereof recorded under Auditor File No. 9203270022 in Volume 15 of Plats, pages 31 through 32, records of Skagit County, Washington, the following:

1. Landscaping, parking, ingress, egress, utilities and fencing privileges across portions of Tract A subject to approval of the City of Mount Vernon Engineer provided said privileges shall not interfere with public pedestrian access or access of city maintenance vehicles.

2. At no time shall through vehicular public ingress and egress be allowed between West Street and Vera Court.

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

Plat/Subdivision Name: Plat of Brittwood
Recorded: March 27, 1992
Auditor's No.: 9203270022



200303170350
Skagit County Auditor