

AFTER RECORDING MAIL TO:
Fenicia D. Burke and Cynthia R. Adams
2504 S. 18th Street
Mount Vernon, WA 98274



200304180087
Skagit County Auditor

4/18/2003 Page 1 of 3 12:07PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 105605-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Shepherd Homes, Inc.
Grantee(s): Fenicia D. Burke and Cynthia R. Adams
Abbreviated Legal Lot 40, "PLAT OF SKAGIT VIEW ESTATES,"
Assessor's Tax Parcel Number(s): 4805-000-040-0000/P119853, P119853

THE GRANTOR SHEPHERD HOMES INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FENICIA D. BURKE, Unmarried, as her separate estate and CYNTHIA R. ADAMS, Unmarried, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington. *as Joint Tenants with right of survivorship and not as Tenants in Common

Lot 40, "PLAT OF SKAGIT VIEW ESTATES," recorded November 15, 2002 under Auditor's File No. 200211150098, 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 April 9, 2003

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as tenants in common;

Shepherd Homes, Inc.

By: Robert L. Shepherd, Jr., President

Cynthia R. Adams

Fenicia D. Burke
Fenicia D. Burke

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Robert L. Shepherd, Jr.

the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated He is authorized to execute the instrument and is President of Shepherd Homes, Inc.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4/15/03

Carrie Huffer

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 12/31/2003



1842
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 18 2003

Amount Paid \$ 3204.00
Skagit Co. Treasurer
By [Signature] Deputy

ACKNOWLEDGMENT

ATTACHED TO and made a part
of Statutory Warranty Deed

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Fenicia D. Burke & Cynthia R. Adams 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: April 15th, 2003

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



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EXCEPTIONS:

A. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS, AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 14, 2002
 Auditor's No.: 200211140201

B. Right of the public to make necessary slopes for cuts or fills upon property herein described 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 Energy, Inc., a Washington Corporation
 Purpose: One or more utility systems for the purposes of transmission, distribution and sale of electricity
 Area Affected: Easement #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 road are dedicated to the public, this clause shall become null and void.)
Easement #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.
 Dated: March 13, 2002
 Recorded: March 19, 2002
 Auditor's No.: 200203190104

D. Easement shown on face of Plat, as follows:

"Water Pipeline Easement - Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual rights, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a waterline, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along in and under the PUD Easement as shown on this plat. Together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities. Now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

Private Drainage Easements - An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of the costs thereof shall borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

Easement Dedication - An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corporation and AT&T Broadband and their respective successors and assigns under and upon the exterior ten (10) feet identified upon this Plat of Skagit View Estates, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, 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."



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