

AFTER RECORDING MAIL TO:
Mr. and Mrs. William W. Rowe
17361 Olympic Place
Mount Vernon, WA 98274



200305210120
Skagit County Auditor

5/21/2003 Page 1 of 2 11:28AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106910-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Willard W. Cox III and Yvonne N. Cox
Grantee(s): William W. Rowe and Kris Rowe
Abbreviated Legal: Lot 19, College Meadow
Assessor's Tax Parcel Number(s): 4359-000-019-0008/P80170, P80170

THE GRANTOR WILLARD W. COX, III and YVONNE N. COX, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William W. Rowe and Kris Rowe, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 19, "COLLEGE MEADOW," as per plat recorded in Volume 11 of Plats, page 76, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington

2424
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

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

MAY 21 2003

Dated May 15, 2003

Amount Paid \$ 2269.50
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
Willard W. Cox III

[Signature]
Yvonne N. Cox

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Willard W. Cox III and Yvonne N. Cox 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: 5/19/03

[Signature]

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



EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO ATTACHED.

Declaration Dated: June 21, 1977
Recorded: July 26, 1977
Auditor's No.: 861447
Executed By: Kerr-Belmark Construction

B. Easement provisions as contained in said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest and Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated."

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT, AS FOLLOWS:

Easements for utilities and drainage are reserved over a 2 1/2 foot wide strip along each side of interior lot lines and over the rear five feet of each side of interior lot lines and over the rear five feet of each lot. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may retard or obstruct the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

D. 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, as dedicated in the plat.

E. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Kerr-Belmark Construction
Dated: November 7, 1978
Recorded: November 9, 1978
Auditor's No: 891029
Providing: Right to connect subject property to City sewer

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

For: Drainage
Affects: West 10 feet

Handwritten initials: W.C. / ye



200305210120
Skagit County Auditor