

AFTER RECORDING MAIL TO:
Mr. and Mrs. Garland W. Wilkerson
1025 Vera Court
Mount Vernon, WA 98273



200307150009
Skagit County Auditor

7/15/2003 Page 1 of 2 8:55AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 108094-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert J. Johnson and Heidi H. Johnson
Grantee(s): Garland W. Wilkerson and Monica L. Wilkerson
Abbreviated Legal: Lot 3, Brittwood
Assessor's Tax Parcel Number(s): 4578-000-003-0002, P100833

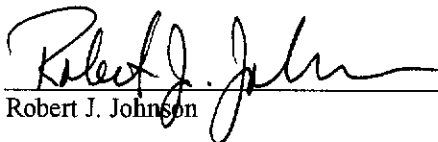
THE GRANTOR ROBERT J. JOHNSON and HEIDI H. JOHNSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Garland W. Wilkerson and Monica L. Wilkerson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3, "PLAT OF BRITTWOOD," as per plat recorded in Volume 15 of Plats, pages 31 and 32, records of Skagit County, Washington.

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

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

Dated July 9, 2003


Robert J. Johnson


Heidi H. Johnson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3454

JUL 15 2003

Amount Paid \$

Skagit Co. Treasurer


By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Robert J. Johnson and Heidi H. Johnson** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 14, 2003




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

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right of way.
 Recorded: December 9, 1991
 Auditor's No.: 9112090089

B. Conditions contained in the Dedication of said Plat, as follows:

"...dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

C. Notes contained on the face of the Plat, as follows:

This Plat is located within the floodplain of the Skagit River (Flood Zone AO1). Finished floor elevation may have to be elevated to comply with floodplain requirements. See City of Mount Vernon Building Officials for details.

D. Sewer Assessment Credit contained on the face of the Plat, as follows:

Each lot in this plat shall receive a one time credit in the amount of \$900.00 against the sewer capacity charge. This credit shall be given at the time of sewer permit issuance.

E. Easement provisions contained on the face of the Plat, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) 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 purpose of providing utility service 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.

F. Private Drainage Easement contained on the face of the Plat, as follows:

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 be 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.

G. Note regarding Tract A as shown on the face of the Plat, as follows:

A strip of land to be conveyed to the City of Mount Vernon to be used for ingress and egress to Lot 19 and for utilities and pedestrian access to West Street. Lot 19 is to have full landscaping privileges of said strip upon approval by the City of Mount Vernon. No vehicular access is allowed to West Street from said strip.

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

Recorded: March 27, 1992
 Auditor's No.: 9203270023
 Declarant: Westside Associates, Limited Partnership
 (copy attached)

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Private drainage
 Area Affected: South 20 feet

J. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed by: Plat
 Purpose: Utilities
 Area Affected: Exterior 7 feet of said premises



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