

AFTER RECORDING MAIL TO:
Mr. David H. Collingwood
17611 Shalyce Place
Mount Vernon, WA 98274



200307180106
Skagit County Auditor

7/18/2003 Page 1 of 2 11:28AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107709-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Ulane E. Finn and Patricia A. Finn
Grantee(s): David H. Collingwood
Abbreviated Legal: Lot 11, Little Mountain Estates #2
Assessor's Tax Parcel Number(s): 4562-000-011-0000/P100719, P100719

THE GRANTOR ULANE E. FINN and PATRICIA A. FINN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID H. COLLINGWOOD, a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 11, "PLAT OF LITTLE MOUNTAIN ESTATES DIVISION II," as per plat recorded in Volume 14 of Plats, page 197, 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 July 14, 2003

 
Ulane E. Finn Patricia A. Finn

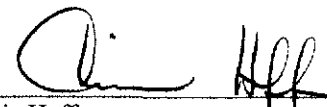
JUL 18 2003

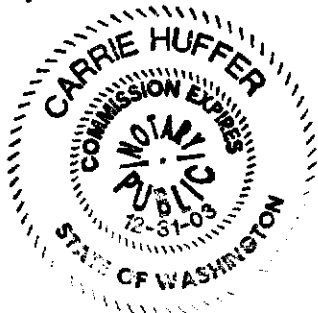
Amount Paid \$ 5814.00
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ulane E. Finn and Patricia A. Finn
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 17, 2003


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



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
 Area Affected: The exact location is not disclosed on the record
 Dated: January 18, 1963
 Recorded: June 23, 1963
 Auditor's No.: 631226

B. PROVISIONS CONTAINED IN THE DEDICATION OF THE PLAT, AS FOLLOWS:

"Known all men by these present that we the undersigned owners do hereby declare this plat and dedicate to the public forever, all roads and ways EXCEPT private and corporate roads shown hereon, with the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways, over and across any lots or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course, so as to discharge upon any public road right-of-way or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done only after permission from Skagit County Public Works Director and then at the expense of such owner."

C. EASEMENT PROVISIONS AS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement is hereby reserved and granted to Skagit County, Puget Sound Power and Light Company, Public Utility District No. 1, Continental Telephone Company, Cascade Natural Gas Corporation, and their respective successors and assigns, under and upon the specific roads and easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purposes of providing utility services to the plat 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 any damage it causes to any real property owner in the plat by exercising these rights."

D. Notes contained on the face of the plat, as follows:

1. Lots 9 - 17 of this plat have alternate on site sewage systems that have special design construction and maintenance requirements. See health officer for details.
2. Zoning - residential, water P.U.D. No. 1

E. EASEMENT AND THE 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 ways.
 Dated: July 1, 1991
 Recorded: July 17, 1991
 Auditor's No.: 9107170055

F. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Recorded: October 4, 1991
 Auditor's No.: 9110040001

AMENDED/SUPPLEMENTED/CORRECTED:

Recorded: October 3, 2001
 Auditor's No.: 200110030091

UES
P.O.F.



200307180106
 Skagit County Auditor