

AFTER RECORDING MAIL TO:  
Cheryl White  
910 S. 22nd Court  
Mount Vernon, WA 98274



200310200154  
Skagit County Auditor

10/20/2003 Page 1 of 2 11:22AM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01155-03

LAND TITLE COMPANY: F SKAGIT COUNTY

Statutory Warranty Deed

109224P

Grantor(s): Lale A. Johnson  
Grantee(s): Cheryl D. White  
Abbreviated Legal:  
Lot 20, Spring Tree  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4541-000-020-0000

THE GRANTOR Lale A. Johnson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Cheryl D. White, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

Lot 20, "Plat of Spring Tree", as per plat recorded in Volume 14 of Plats, Pages 142 and 143, records of Skagit County, Washington.

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

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated October 16, 2003

Lale A. Johnson  
Lale A. Johnson

5421  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 20 2003

Amount Paid \$ 3346.40  
Skagit Co. Treasurer  
By Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Lale A. Johnson

is/are 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: 10/17/03

Kelli A Mayo

Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005



EXHIBIT "A"

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: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tract as delineated on the final approved Plat of Spring Tree  
Dated: March 5, 1990  
Recorded: March 26, 1990  
Auditor's No.: 9003260062

B. Rights disclosed in the Dedication of the Plat, as follows:

The right to make all necessary slopes 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. 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, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown 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 necessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: November 15, 1990  
Recorded: November 16, 1990  
Auditor's No.: 9011160030  
Executed By: Private Properties, Inc.  
(Affects Lots 15 through 28, inclusive)

E. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: Drainage  
Area Affected: North 10 feet and East 15 feet



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