

AFTER RECORDING MAIL TO:

Deborah Osburn
3018 Withers Place
Mt. Vernon, WA 98274



200401220090
Skagit County Auditor

1/22/2004 Page 1 of 2 3:26PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-01772-03

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Russell W. Jones and Kathryn H. Jones

Grantee(s): Deborah Osburn

Abbreviated Legal:

Lot 20, Little Mountain #2

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4601-000-020-0009

THE GRANTOR Russell W. Jones and Kathryn H. Jones, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Deborah Osburn, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 20, "Little Mountain Addition No. 2," as per plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated 1/22/04

Russell W. Jones
Russell W. Jones

Kathryn H. Jones
Kathryn H. Jones

300
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 22 2004

Amount Paid \$ 3115.00
Skagit County Treasurer
By: [Signature] Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Russell W. Jones and Kathryn H. Jones**

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: 1/22/04 Kellia Mayo

Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/05

EXHIBIT "A"

A. Restriction contained in deed:

Recorded: December 8, 1989
Auditor's No.: 8912080068
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing Project

B. Dedication contained on the face of the Plat, as follows:

Hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the 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 Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, Contel of the Northwest and T.C.I. 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, 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."

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

Private Drainage Easement

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.

E. POWER OF ATTORNEY AND AGREEMENT REGARDING FORMATION OF LOCAL IMPROVEMENT DISTRICT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Alvin Rainbolt, etux
Recorded: August 18, 1992
Auditor's No.: 9208180004

F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION:

Executed By: Alvin Rainbolt, etux
Recorded: September 21, 1993
Auditor's No.: 9309210090

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

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

