



200402200012
Skagit County Auditor

2/20/2004 Page 1 of 2 8:40AM

AFTER RECORDING MAIL TO:
Mr. and Mrs. Charles T. Atwood
430 Shoshone Drive
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 110489-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Conley P. Smith and Carol J. Smith
Grantee(s): Charles T. Atwood and Judy B. Atwood
Abbreviated Legal: Lot 5, Seventeenth St. Add.
Assessor's Tax Parcel Number(s): 4342-000-005-0012, P79581

THE GRANTOR CONLEY P. SMITH and CAROL J. SMITH, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **CHARLES T. ATWOOD and JUDY B. ATWOOD, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 5, "PLAT OF SEVENTEENTH STREET ADDITION," as per plat recorded in Volume 11 of Plats, page 46, 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 February 11, 2004

Conley P. Smith

Carol J. Smith

748
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

FEB 20 2004

Amount Paid \$ 1,780.00
By:
Skagit County Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Conley P. Smith and Carol J. Smith** 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: 2/19/04

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

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

EXCEPTIONS:

- A. Provision contained in the dedication of the Plat for 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.
- B. Easement provisions set forth on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power and Light Company, and the Continental Telephone Company and their respective successors or assigns over, under and upon that seven (7) foot strip along the front property lines of all lots in this plat and adjacent to the platted road right of way 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 with electric and telephone service, together with the right to enter upon the lots at all times for the purposes stated. Together with that specific easement as shown detailed hereon being reserved to the City of Mount Vernon and/or to the Skagit County Public Utility District No. 1, and their respective successors or assigns, over, under and upon that certain twenty (20) foot strip between Lots 4 and 5 for the combined purposes as a water easement, sewer easement and drainage easement."

C. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Utilities and drainage


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2/20/2004 Page 2 of 2 8:40AM