

AFTER RECORDING MAIL TO:
Mr. and Mrs. Alejandro A. Romo
1727 South 7th Street
Mount Vernon, WA 98273



200403250081
Skagit County Auditor

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CHICAGO TITLE

STATUTORY WARRANTY DEED

Escrow No. 240098NS
Title Order No. IC30175✓

THE GRANTOR Debra L. Bodeau, A Single Woman

for and in consideration of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to Alejandro A. Romo and Sonia Romo, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 5, PLAT OF CHANG-GRI-LA, according to the Plat thereof recorded February 28, 2000, under Auditor's File No. 200002280092, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number(s): 4748-000-005-0000 (P116425)

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. IC30175 issued by Chicago Title Company-Skagit, and set forth in Exhibit "A", attached hereto and by this reference made a part hereto.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1369

MAR 25 2004

Amount Paid \$ 2723⁴⁰
Skagit Co. Treasurer

By Deputy

Dated: March 19, 2004

Debra L. Bodeau
Debra L. Bodeau

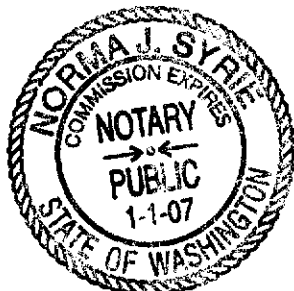
State of Washington

}ss.

County of Snohomish

I certify that I know or have satisfactory evidence that Debra L. Bodeau is/are the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 22, 2004



Norma J. Syrie

Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires 1-1-07

EXHIBIT "A"

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: February 1, 1954

Auditor's No.: 497724, records of Skagit County, Washington

To: State of Washington

Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: December 12, 1957

Auditor's No.: 559551, records of Skagit County, Washington

To: State of Washington

Notes on the face of said plat, as follows:

- A. Zoning: R-1, 6.0 single family detached residential district.
- B. Sewage: City of Mount Vernon.
- C. Storm: City of Mount Vernon.
- D. Water: Skagit P.U.D. #1.
- E. Power: Puget Sound Energy.
- F. Phone: G.T.E.
- G. Gas: Cascade Natural Gas

Note on the face of said plat, as follows:

All roof and footing drains shall be connected to the on-site infiltration system which shall be constructed prior to occupancy.

Note on the face of said plat, as follows:

Buyer should be aware that this subdivision is located in a floodplain. Residential construction in the floodplain will require elevation of first living floor.

Utility easement provisions contained on the face of said plat, as follows:

A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, G.T.E. and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) or ten (10) feet of all lots and tracts abutting public right-of-way, 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 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owners is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.



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EXHIBIT "A" (cont.)

Private drainage easement provisions contained on the face of said plat, as follows:

An easement for the purpose of conveying local stormwater 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 cost 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.

Water pipeline easement provisions contained on the face of said plat, as follows:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns. The perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with obstruct or endanger the district's use of the easement.



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