

AFTER RECORDING MAIL TO:
Clark Miner
1514 South 18th Street
Mount Vernon, WA 98274



200403260073
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01222-04

FIRST AMERICAN TITLE CO.

B 70080-1

Statutory Warranty Deed

Grantor(s): The Great American Dream, Inc.
Grantee(s): Clark W. Miner and Teresa M. Miner
Abbreviated Legal:
Sect 29, Twnshp 34, Range 4; Ptn. NE - NE aka Lot 1 of Short Plat MV-9-94

Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 340429-1-049-0000 (P28193)

THE GRANTOR The Great American Dream, Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Clark W. Miner and Teresa M. Miner, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 1, City of Mount Vernon Short Plat No. MV-9-94, approved December 28, 1995, recorded December 29, 1995, under Skagit County Auditor's File No. 9512290024, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 34 North, Range 4 East W.M.

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

Dated March 23, 2004

The Great American Dream, Inc.

By Jenifer Walden, Agent

#1379
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 26 2004

Amount Paid \$ 26.00
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jenifer Walden

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the Agent of The Great American Dream, Inc.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 3/24/04



Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/2005

EXHIBIT "A"

Schedule "B-1" Exceptions

A. Restrictions contained in Deed dated July 7, 1954, from I.M. Giller and Lutheria R. Giller, husband and wife, to Lawrence H. Bates and Phyllis L. Bates, husband and wife. That no more than two single family one-story dwellings houses, costing no less than \$8,000 each at the time of erection and construction, together with the usual and normal outbuildings, including automobile garage, which shall harmonize in color, style and architectural design may be erected upon said premises.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: MV - 9 - 94
Recorded: December 29, 1995
Auditor's No: 9512290021
(Copy attached)

Said matters include but are not limited to the following:

1. An Easement is hereby reserved for and granted to Puget Sound Power and Light, GTE Northwest, Cascade Natural Gas, the Public Utility District No. 1, TCI Cablevision and The City of Mount Vernon, and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to front boundaries of Cummings Short Plat MV-9-94 as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures and appurtenances attached there to, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lot of 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.
2. All maintenance and construction of Private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
3. Short Plat number and date of approval shall be included in all deeds and contracts.
4. Water is available by Skagit County Public Utility District No. 1
5. Sewage Disposal by Mount Vernon City Sewer.
6. All lots within this Short Plat are subject to impact fees payable upon issuance of a building permit.
7. 5 foot concrete sidewalk
8. 7 foot utility easement abutting S. 18th Street (Burch Road) and/or sidewalk noted above.
9. Location and/or use of Gravel driveway
10. Location of Wood Shed.
11. Delineation of cleared area(s) and/or landscaped area(s).



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