

AFTER RECORDING MAIL TO:
Mr. and Mrs. James A. Kendrick
1011 Digby Road
Mount Vernon, WA 98274



200404020172
Skagit County Auditor

4/2/2004 Page 1 of 3 12:10PM

FIRST AMERICAN TITLE CO.

804152-1

STATUTORY WARRANTY DEED

Escrow No. 240100RM
Title Order No. 00080452

THE GRANTOR Richard J. Williamson, A Single Person as His Separate Estate

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

in hand paid, conveys and warrants to ~~James A. Kendrick and Julie L. Kendrick, Husband and Wife~~
a Married Man as His Sole and Separate Property *JAK*
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, "PLAT OF AUTUMN RIDGE", as per Plat recorded under Auditor's File No. 199912010085,
records of Skagit County, Washington.

Assessor's Property Tax Parcel/Account Number(s): 4741-000-001-0000 (P116315)

SUBJECT TO: All easements, restrictions, reservations, conditions, covenants and agreements of record, if any, along with those delineated in Preliminary Title Commitment No. 00080452 issued by First American Title/Skagit, and set forth in Exhibit "A", attached hereto and by this reference made a part hereof.

ACCEPTED AND APPROVED: *x JAK*

1582
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: March 22, 2004

x Richard J. Williamson
Richard J. Williamson

APR 02 2004

Amount Paid \$4592.40
Skagit Co. Treasurer

State of Washington

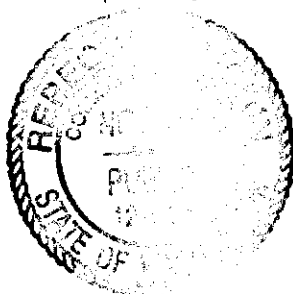
By *fm* Deputy

}ss.

County of Snohomish

I certify that I know or have satisfactory evidence that Richard J. Williamson is/are the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 22, 2004



Rebecca A. Morin
Rebecca A. Morin
Notary Public in and for the State of Washington
Residing at Arlington
My appointment expires 12/1/05

EXHIBIT "A"

A. RESERVATIONS CONTAINED IN DEED, AS HERETO ATTACHED.

Executed by: W.M. Lindsey and Emma A. Lindsey, husband and wife
Recorded: April 17, 1902
Auditor's No: 39602

"Reserving all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same."

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 25, 1999
Recorded: June 18, 1999
Auditor's No: 9906180016
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 23, 1999
Recorded: July 6, 1999
Auditor's No: 9907060032
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of Autumn Ridge
Recorded: December 1, 1999
Auditor's No: 199912010085

(Copy attached)

Said matters include but are not limited to the following:

1. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
2. Utility Sources: Power - Puget Sound Energy; Television - TCI Cablevision; Storm - City of Mount Vernon, Sewer - City of Mount Vernon; Water - Public Utility District #1; and Gas - Cascade Natural Gas
3. Prior to issuance of a building permit on Lot 8, landscaping acceptable to C.E.D.D. shall be installed to buffer the Detention Pond Area.



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EXHIBIT "A" (cont.)

5. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads.

- The City of Mount Vernon is hereby granted the right to enter said easement for emergency purposes at its own discretion.

8. All driveways that serve two or less lots must be constructed 15 feet wide, must remain unobstructed, and must have an approved emergency turnaround conforming to the requirements of the Mount Vernon Fire Department. The lot developer must provide a residential site plan to the Mount Vernon Fire and Building Departments for review and approval prior to construction.

10. Vehicular Access Prohibited Area affecting Lot 6,

12. Sanitary Sewer easement affecting Lots 3, 4, 6, 7, and 8

13. Private Drainage easement affecting Lots 3, 4, 7 and 8.

14. Access easement affecting Lots 2 and 7.

