

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



200404020172  
Skagit County Auditor

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FIRST AMERICAN TITLE CO.

804172-1

**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*

Dated: March 22, 2004

*x Richard J. Williamson*  
Richard J. Williamson

*1582*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 02 2004

Amount Paid \$ *4592.40*  
Skagit Co. Treasurer

State of Washington

By *Jm* 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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