

AFTER RECORDING MAIL TO:
Chris T. Cardinal and Jane V. Cardinal
306 N. 23rd Street
Mount Vernon, WA 98273



200405180071
Skagit County Auditor

5/18/2004 Page 1 of 2 10:01AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 80481

Statutory Warranty Deed

Grantor(s): Scrupps Development Corporation

Grantee(s): Chris T. Cardinal and Jane V. Cardinal

FIRST AMERICAN TITLE CO.

Assessor's Tax Parcel Number(s): 4397-000-026-0003 (P81403)

80481E-1

THE GRANTOR Scrupps Development Corporation, a Washington corporation, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Chris T. Cardinal and Jane V. Cardinal, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 26, "PLAT OF LOGAN CREEK P.U.D.", according to the plat thereof recorded in Volume 12 of Plats, pages 56 and 57, records of Skagit County, Washington;
EXCEPT the northerly 5.57 feet;

TOGETHER WITH that portion of Lot 25, "PLAT OF LOGAN CREEK P.U.D.", recorded in Volume 12 of Plats, page 56, under Auditor's File No. 7905020014, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 25; thence North 56 degrees 05'25" West a distance of 156.92 feet;; thence along a non-tangent curve to the right, having a radius of 80.00 feet which bears North 52 degrees 41'38" West through a central angle of 01 degree 26'16" an arc length of 2.01 feet; thence South 38 degrees 44'38" West a distance of 6.77 feet; thence South 57 degrees 54'59" East a distance of 158.53 feet; thence North 21 degrees 29'32" East a distance of 3.79 feet to the point of beginning.

SUBJECT TO covenants, easements, matters and reservations described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Date May 12, 2004

2420
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Scrupps Development Corporation

By: William P. Scrupps, President

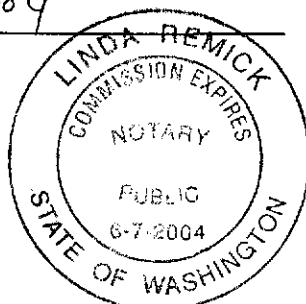
MAY 18 2004

Amount Paid \$ 2811.51
Skagit Co. Treasurer
By [Signature] Deputy

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence WILLIAM P. SCRUPPS is the person who appeared before me, and said person acknowledged that he signed this instrument and on oath stated he is authorized to execute the instrument as President of SCRUPPS DEVELOPMENT CORPORATION, and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5-12-04



Linda Remick
NOTARY PUBLIC in and for the State of
Washington, residing at Stanwood

My appointment expires: 6-7-04

Schedule "B-1" Exceptions

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: October 23, 1980
Recorded: October 24, 1980
Auditor's No.: 8010240039

Above covenants, conditions and restrictions were amended as hereto attached under Auditor's File No. 8405170054.

Above covenants, conditions and restrictions were amended as hereto attached under Auditor's File No. 8603110028.

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

Plat/Subdivision Name: Logan Creek Planned Unit Development
Recorded: May 2, 1979
Auditor's No: 7905020011

(Copy attached)

Said matters include, but are not limited to, the following:

1. Easement is hereby provided for all public and private utilities including but not limited to the city of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company and Cascade Natural Gas Company, and their respective successors or assigns and upon the exterior seven (7) feet parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities.
2. Right of the public to make necessary slopes for cuts and fills upon said premises in the reasonable original grading of streets, avenues, alley and roads, as dedicated in the Plat.
3. Easement for drainage purposes affecting the Northerly and Westerly portion of Lot 43.
4. 7 foot utility easement along South line of Lot 43 abutting Fulton Street
5. Easement affecting the South 69 feet of the East 10 feet of Lot 43.

C. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Dated: August 9, 1974
Recorded: October 15, 1974
Auditor's No.: 808876
Purpose: Sewer pipe
Area Affected: South 10 feet of Tract 44 and South 10 feet of Common Area

D. RESERVATIONS CONTAINED IN DEED

Executed by: Scrapps Development Corporation
Recorded: July 31, 2003
Auditor's No: 200307310265 and 200307310268
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee and described on Exhibit "A" attached hereto. This boundary line adjustment is hereby approved."



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Skagit County Auditor