

AFTER RECORDING MAIL TO:
Ms. Nancy J. Winterstein
1811 Walter Street
Mount Vernon, WA 98273



200406220095
Skagit County Auditor

6/22/2004 Page 1 of 4 11:24AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112332-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Estate of Doris Harrold
Grantee(s): Nancy J. Winterstein
Abbreviated Legal: Lot B, MY SP 5-94 in SW ¼ NE ¼ 30-34-4
Assessor's Tax Parcel Number(s): 340430-0-283-0504, P105756

THE GRANTOR MICHAEL E. HARROLD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF DORIS HARROLD, DECEASED for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NANCY J. WINTERSTEIN, AN UNMARRIED WOMAN, AS HER SEPARATE PROPERTY the following described real estate, situated in the County of Skagit, State of Washington.

See attached Legal Description

Subject To: See Attached.

3148
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 22 2004

Dated June 18, 2004

Amount Paid \$ 3551¹⁰
By [Signature] Skagit Co. Treasurer
Deputy

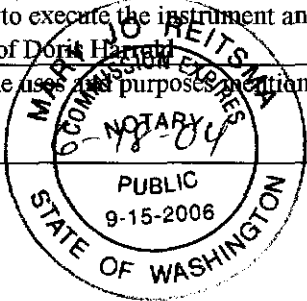
Michael E. Harrold, as Personal Representative of the Estate of Doris Harrold, deceased

[Signature]
By: Michael E. Harrold, Personal Representative

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Michael E. Harrold signed this instrument, on oath stated that He is he is authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Doris Harrold to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____



[Signature]
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9-15-2006

DESCRIPTION:

Lot B, Short Plat No. MV-5-94, approved August 15, 1994, recorded August 16, 1994 in Book 11 of Short Plats, page 100, under Auditor's File No. 9408180071 and being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

A. Notes contained on the face of Short Plat No. MV-4-94 and Short Plat No. MV-5-94, as follows:

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts;
2. Zoning - R-1-6.0;
3. Sewage Disposal - City of Mount Vernon Sanitary Sewer System;
4. Water - P.U.D. No. 1;
5. Each lot within this subdivision will be subject to impact fees payable prior to issuance of a building permit.

B. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Disclosed By:	Short Plat
Purpose:	Utilities
Area Affected:	East 7 feet

C. Terms and conditions of that certain No Protest Agreement recorded December 29, 1988, under Auditor's File No. 8812290014.

D. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the front 7 (seven) feet of all lots adjoining Douglas Street, Walter Street and Taylor Street, and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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 for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted.

E. 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, as dedicated in the plat.

F. Typical building set back lines as set forth on the face of Short Plat Nos. MV-4-94 and MV-5-94.

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington corporation
Purpose:	An underground electric transmission and/or distribution system
Area Affected:	The East 10 feet
Dated:	Not Disclosed
Recorded:	August 31, 1994
Auditor's No.:	9408310101



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EXCEPTIONS CONTINUED:

H. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Joseph D. Woodmansee and Kimberly A. Woodmansee
Purpose:	Utilities
Area Affected:	The North 10 feet
Dated:	January 18, 1995
Recorded:	January 19, 1995
Auditor's No.:	9501190029



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