

AFTER RECORDING MAIL TO:
Richard Ledbetter
2601 North 34th Place
Mount Vernon, WA 98273



200406290143
Skagit County Auditor

6/29/2004 Page 1 of 3 11:55AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01304-04

Statutory Warranty Deed

CHICAGO TITLE CO. 1C 31267

Grantor(s): Laverne L. Fitzthum and Dixie L. Fitzthum
Grantee(s): Richard G. Ledbetter and Charlotte A. Ledbetter
Abbreviated Legal:
Lot 9, Plat of Centennial Grove
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4579-000-009-0008

THE GRANTOR Laverne L. Fitzthum and Dixie L. Fitzthum, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Richard G. Ledbetter and Charlotte A. Ledbetter, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 9, Plat of Centennial Grove, according to the plat thereof, recorded in Volume 15 of Plats, page 26, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Dated

6/14/04
Laverne L. Fitzthum
Laverne L. Fitzthum

Dixie L. Fitzthum
Dixie L. Fitzthum

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Laverne L. Fitzthum and Dixie L. Fitzthum

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / (their)
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

6/14/04
Kelli A. Mayo
Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

3306
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 29 2004

Amount Paid \$ 3560.00
By Skagit Co. Treasurer
Deputy

EXHIBIT "A"

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Easement, including the terms and conditions thereof, reserved by instrument;
Recorded: November 30, 1987
Auditor's No.: 8711300028, records of Skagit County, Washington
For: Ingress, egress and utilities

The exact location and extent of said easement is not disclosed of record.

NOTE: We note an instrument purporting to release said easement recorded March 26, 1998, under Auditor's File No. 9803260038, records of Skagit County, Washington.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: October 23, 1991
Auditor's No.: 9110230047, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company, a Washington corporation
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The Westerly 10 feet of said lot
4. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to all public and private utilities including but not limited to The City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior ten (10) feet parallel with and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision services, 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 privileges herein granted.

continued.....



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5. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 10 feet of said premises parallel with and adjacent to the street frontage
6. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: April 13, 1973
Auditor's No.: 783493, records of Skagit County, Washington
Executed By: Skagit Country Estates, a partnership

This Company is unable to determine the effect, if any, of said restrictions on said premises. AT the time the restrictive covenants were recorded, the declarants held no record interest in said premises and have since acquired none.

7. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: February 13, 1992
Auditor's No.: 9202130035, records of Skagit County, Washington
Executed By: Michael Gandy and Julie Gandy, husband and wife; and Kirk Campbell and Lale Campbell, husband and wife



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