

AFTER RECORDING MAIL TO:
Mr. and Mrs. Clay C. Pratt
3129 Moody Street
Mount Vernon, WA 98274



200407220065
Skagit County Auditor

7/22/2004 Page 1 of 2 11:39AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112682-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): John E. Moller and Cheryl A. Moller
Grantee(s): Clay C. Pratt and Debra S. Pratt
Abbreviated Legal: Lot 10, Eastgate Add. #7
Assessor's Tax Parcel Number(s): 4515-000-010-0008, P83680

THE GRANTOR JOHN E. MOLLER and CHERYL A. MOLLER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CLAY C. PRATT and DEBRA S. PRATT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 10, "EASTGATE ADDITION PLAT NO. 7," as per plat recorded in Volume 14 of Plats, pages 84 and 85, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated July 19, 2004

John E. Moller

Cheryl A. Moller
3798
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

STATE OF Washington }
COUNTY OF Skagit } SS:

JUL 22 2004
Amount Paid \$
3300.00
By Skagit County Treasurer
Deputy

I certify that I know or have satisfactory evidence that John E. Moller and Cheryl A. Moller
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 21, 2004

Carrie Huffer

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY - - PUBLIC
MY COMMISSION EXPIRES 12-31-07

Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS:

A. Dedication contained on the face of the Plat, as follows:

"...dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

B. Easement provisions contained on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet of the front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purpose of providing utility services 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 privileges herein granted."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: August 24, 1989
Recorded: August 24, 1989
Auditor's No.: 8908240026
Executed By: Eastgate Associates, Inc.

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage
Area Affected: North 15 feet

R Cam



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