

AFTER RECORDING MAIL TO:

Ms. Vicki J Howery
1809 Sandalwood Street
Mount Vernon, WA 98273



200408110103
Skagit County Auditor

8/11/2004 Page 1 of 3 3:12PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113001-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Emanuel J.B. Bradford and Kelly N. Bradford

Grantee(s): Vicki J Howery

Abbreviated Legal: Lot 12, Sandalwood, a ptn. of NE ¼ of NE ¼, 17-34-4 E W.M.

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4361-000-012-0001, P80211

THE GRANTOR EMANUEL J.B. BRADFORD and KELLY N. BRADFORD, husband and wife
for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE**
CONSIDERATION in hand paid, conveys and warrants to **VICKI J. HOWERY, a single woman** the
following described real estate, situated in the County of **Skagit**, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject To: Paragraphs A through C, inclusive, Schedule "B-1" of Land Title Company's
Preliminary Commitment for Title Insurance No. 113001-SE, attached hereto and made part hereof
and Second half 2004 Taxes.

Dated August 3rd, 2004

Emanuel J.B. Bradford

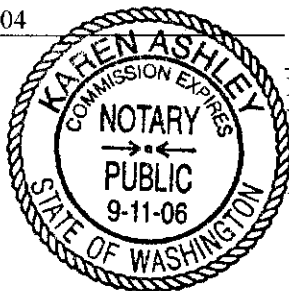
Kelly N. Bradford

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
4227
AUG 11 2004

STATE OF Washington By Amount Paid \$ 3417.00
COUNTY OF Skagit } SS: Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that **Emanuel J.B. Bradford and Kelly N. Bradford**
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: 10th August, 2004



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006

EXHIBIT A

PARCEL "A":

Lot 12, "PLAT OF SANDALWOOD," as per plat recorded in Volume 11 of Plats, page 78, records of Skagit County, Washington.

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

PARCEL "B":

That portion of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South 10 feet;
thence East 94.93 feet to the true point of beginning, said point being the Northwest corner of Lot 12, "PLAT OF SANDALWOOD,";
thence North 10 feet ;
thence East 89.92 feet;
thence South 10 feet to the Northeast corner of said Lot 12;
thence West 89.92 feet to the point of beginning.

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



EXCEPTIONS:

- A. 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: July 14, 1977
Recorded: August 10, 1977
Auditor's No.: 862312
Executed By: Sandalwood, a Limited Partnership,
Lanney Wixson, General Partner

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED.

Declaration Dated: May 23, 1983
Recorded: May 24, 1983
Auditor's No.: 8305240026

- B. Easement provisions set forth on the face of the Plat, as follows:

"An 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, under and upon the exterior seven 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."

Said easement is also delineated on the face of the survey.

- C. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the street shown hereon.



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8/11/2004 Page

3 of

3 3:12PM