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AFTER RECORDING MAIL TO:

Jose Cervantes
2303 E. Kincaid Street
Mount Vernon, WA 98274



200408200104
Skagit County Auditor

8/20/2004 Page 1 of 2 2:43PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01340-04

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

13080-5

Grantor(s): Don Colyn
Grantee(s): Jose J. Cervantes and Margarita Cervantes
Abbreviated Legal:
Lot 13, College Meadow Div. 2
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4390-000-013-0005

THE GRANTOR Don Colyn, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jose J. Cervantes and Margarita Cervantes, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 13, "College Meadow Div. No. 2", as per plat recorded in Volume 12 of Plats, pages 42 and 43, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.
SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated August 13, 2004

Don Colyn
Don Colyn

4439
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 20 2004

Amount Paid \$ 2725.18
Skagit Co. Treasurer
Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Don Colyn**

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

Dated: 8/13/04



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

EXCEPTIONS:

Exhibit "A"

- A. COVENANTS, CONDITIONS, EASEMENTS 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: May 4, 1978
Recorded: January 17, 1979
Auditor's No.: 894877
Executed By: Kerr-Belmark Construction

- B. Easement provisions as contained in said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest and Nationwide Cablevision and their respective successors and assigns under and upon the exterior 7.5 feet parallel 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 and cablevision service, together with the right to enter upon the lots at all times for the purposes stated."

- C. Conveyance of the water system within the Plat of "COLLEGE MEADOW DIV. NO. 2" to the Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded April 10, 1979, under Auditor's File No. 7904100051.

- D. Provisions contained in the dedication of said Plat, as follows:

"...We, the undersigned owners in fee simple or contract purchaser and mortgage holder of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes; also 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 streets and avenues shown hereon."



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