

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Louis F. Brummett  
P. O. Box 692  
Burlington, WA 98233



200408310103  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 82191

FIRST AMERICAN TITLE CO.

## Statutory Warranty Deed

02191E

Grantor(s): John Connor, Patrick Kelly Connor, C. Timothy Connor and R. Kevin Connor  
Grantee(s): Louis F. Brummett and Norma Brummett  
Assessor's Tax Parcel Number(s): 4590-000-007-0006 P101614

THE GRANTOR John Connor, Patrick Kelly Connor, C. Timothy Connor, and R. Kevin Connor, each as their separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Louis F. Brummett and Norma Brummett, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, "PLAT OF REPLAT OF A PORTION OF FIRWEST ESTATES CONDOMINIUMS, PHASE 1", as per plat recorded in Volume 15 of Plats, pages 54 and 55, records of Skagit County, Washington;

EXCEPT that portion of said Lot 7, described as follows:

Beginning at the Northeast corner of said Lot 7; thence South 00 degrees 18'34" East 122.18 feet along the East line of said Lot 7 to the Southeast corner thereof; thence North 06 degrees 25'15" West 83.40 feet; thence North 03 degrees 36'22" East 20.76 feet; thence North 21 degrees 36'21" East 19.99 feet to the point of beginning.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: August 17, 2004.

John Connor

Patrick Kelly Connor

C. Timothy Connor

R. Kevin Connor

4688  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 31 2004

STATE OF Kansas  
COUNTY OF Jackson } SS:

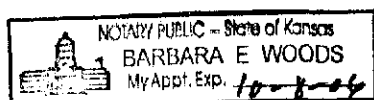
Amount Paid \$ 5,473.50  
Skagit Co. Treasurer  
By DC Deputy

I certify that I know or have satisfactory evidence that John Connor is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/23/2004

Barbara E. Woods

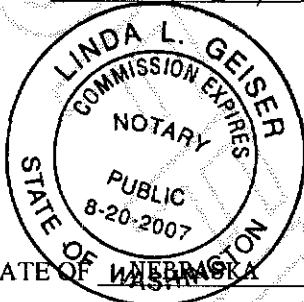
Notary Public in and for the State of Kansas, Jackson Co.  
Residing at Lawrence, Kansas  
My appointment expires: 10-8-2006



STATE OF Washington )  
 ) SS.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that Patrick Kelley Connor is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-27-04

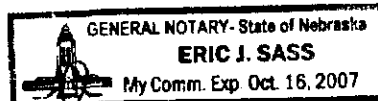


Linda L. Geiser  
Notary/Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 8-20-07

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF DOUGLAS )

I certify that I know or have satisfactory evidence that C. Timothy Connor is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/20/2004

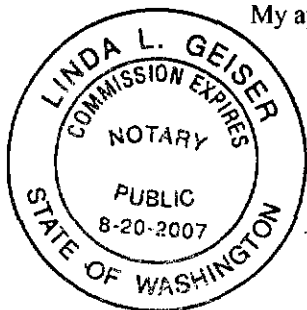


Eric J. Sass  
Notary Public in and for the State of Nebraska  
Residing at Omaha  
My appointment expires: 10/16/2007

STATE OF Washington )  
 ) SS.  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that R. Kevin Connor is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-18-04



Linda L. Geiser  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 8-20-07



**SCHEDULE "B-1"**

**Exceptions:**

**A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Replat of a Portion of Firwest Estates Condominiums, Phase 1  
Recorded: September 9, 1992  
Auditor's No.: 9209090108

Said matters include but are not limited to the following:

1. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper property road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be under taken by or for the owner of any lot shall be done by and at the expense of such owner.

2. 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 Co., Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Co., and Cascade Natural Gas Co. and their respective successors or assigns under and upon the exterior (7) seven feet (60 foot roads) and (10) ten feet (41 foot roads), 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.

3. 20 foot PUD easement affecting Lots 7 and 8

4. 7 foot utilities easement

5. Sanitary sewer – City of Mount Vernon

6. Water – P.U.D. No. 1

**B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: March 1, 1983  
Recorded: March 1, 1983  
Auditor's No.: 8303010017  
Executed By: Coulee Investments, Inc.

**ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS FOLLOWS:**

Declaration Dated: June 7, 1983  
Recorded: June 22, 1983  
Auditor's No.: 8306220040  
Executed By: Coulee Investments, Inc.



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C. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Declaration recorded under Auditor's File No. 8002220033. By instrument recorded under Auditor's File No. 8112180012, the terms of said Declaration were modified.

D. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions contained in Amendment of Declaration recorded February 8, 1982 under Auditor's File No. 8202080028, records of Skagit County, Washington.

E. Terms, provisions, definitions, covenants, reservations, options, obligations, easements, assessments, limitations and restrictions in Recreational Facilities Agreement for Northridge Estates Condominium, recorded March 2, 1983 under Auditor's File Number 8303020029.

F. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Ingress, egress and utilities  
Disclosed By: Instrument recorded August 1, 1979 under  
Auditor's File No. 7908010044

Affects:

A strip of land 7 feet and 10 feet in width, as delineated on the face of "REVISION TO PLAT OF FIRWEST ESTATES, DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, pages 89 and 90, records of Skagit County, Washington.

(Affects Tract "C" of said "REVISION TO PLAT OF FIRWEST ESTATES DIVISION NO. 1").

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Dated: May 10, 1968  
Recorded: September 6, 1968  
Auditor's No: 717888  
Purpose: Pipe line  
Area Affected: The South 270 feet of the following described tract:

The East 20 feet of the West 360 feet of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 9, Township 34 North, Range 4 East, W.M.

H. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation  
And: Epicon Washington, Inc.  
Dated: September 21, 1984  
Recorded: September 27, 1984  
Auditor's No: 8409270001  
Providing: Right to connect subject property to City sewer  
Includes other property



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I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation  
Dated: March 16, 1984  
Recorded: April 3, 1985  
Auditor's No: 8504030019  
Purpose: Right to select the route for and construct, maintain, inspect, operate, protect, repair, replace, alter and remove a pipeline or pipelines for the transportation of oil, gas and products thereof

Area Affected:

10 feet in width, as mutually agreed by the Grantee herein; together with the right during temporary periods Grantee may use such portions of said property along and adjacent to said right-of-way as may be reasonably necessary in connection with construction of its facilities.

J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: September 17, 1992  
Recorded: September 17, 1992  
Auditor's No: 9209170041  
Executed by: R. Dean Dietrich and Lois E. Dietrich

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a municipal corporation  
Dated: August 12, 1993  
Recorded: August 30, 1993  
Auditor's No.: 9308300121  
Purpose: Water Pipeline Easement  
Area Affected: Easterly 20.00 feet of Lot 7

L. RESERVATION CONTAINED IN DEED

Executed by: Terry R. Suit and Helene Louise Suit, husband and wife  
Recorded: November 30, 1994  
Auditor's No.: 9411300091  
Affects: Lot 7 only  
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the grantee."



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