

AFTER RECORDING MAIL TO:

Brian May
1418 Krause Place
Mount Vernon, WA 98274



200409100039

Skagit County Auditor

9/10/2004 Page 1 of 2 11:26AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01350-04

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

113341-P
Grantor(s): Stephen M. Barrie and Cheryl F. Barrie
Grantee(s): Brian G. May and Donna L. May
Abbreviated Legal:
Lot 37, Little Mtn. Add.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4566-000-037-0006 (P100639)

THE GRANTOR Stephen M. Barrie and Cheryl F. Barrie, Husband and Wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Brian G. May and Donna L. May, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 37, "Plat of Little Mountain Addition", as per plat recorded in volume 15 of Plats, pages 1 through 5, inclusive, records of Skagit County, Washington.

Situate in the County fo Skagit, State of Washington.

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

Dated 9-9-04

Stephen M. Barrie
Stephen M. Barrie

Cheryl F. Barrie
Cheryl F. Barrie

SEP 10 2004

Amount Paid \$ 3002.86
Skagit Co. Treasurer
By Jn Deputy

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Stephen M. Barrie and Cheryl F. Barrie**

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: 9/9/04

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

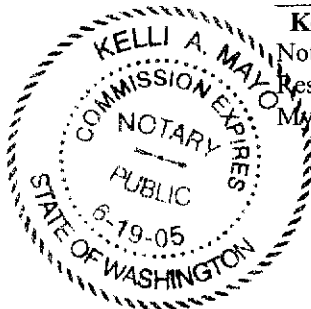


EXHIBIT "A"

EXCEPTIONS:

A. Restriction contained in deed:

Recorded: December 8, 1989
Auditor's No.: 8912080068
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing Project

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

"...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, together with Tract No. 998 for retention, detention and park purposes and Tract 999 for pedestrian path; 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."

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

"An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, Contel of the Northwest and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of 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."

D. Notes contained on the face of the Plat, as follows:

Native Growth Protection Area

No clearing, grading, or filling of any kind, building construction or placement, or road construction shall occur within any native growth protection area without first obtaining a permit from the army corps of engineers. Removal of trees by the owners shall be limited to those which are dead, diseased or hazardous."

Private Drainage Easement

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of the costs thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.



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