

AFTER RECORDING MAIL TO:

Rogelio Ponce Rodriguez

116 S. 25th St
Mt Vernon WA 98273



200409100127

Skagit County Auditor

9/10/2004 Page

1 of

2 3:51PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82493

Statutory Warranty Deed

Grantor(s): Navor M. Tercero and Jennifer E. Tercero
Grantee(s): Rogelio Ponce Rodriguez
Assessor's Tax Parcel Number(s): 340421-3-009-0201, P103993

FIRST AMERICAN TITLE CO.

B82493E

THE GRANTOR Navor M. Tercero and Jennifer E. Tercero, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rogelio Ponce Rodriguez, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 3 Short Plat No. MV-7-93, approved November 19, 1993, recorded November 19, 1993 in Book 11 of Short Plats, page 24, under Auditor's File No. 9311190114 and being a portion of the Northeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 34 North, Range 4 East, W.M.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: September 8, 2004

Navor M. Tercero

Jennifer E. Tercero

4924
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 10 2004

STATE OF Washington
COUNTY OF Skagit

Amount Paid \$ 3293.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Navor M. Tercero and Jennifer E. Tercero, the persons 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.

Date: 09/08/2004

[Signature]
Notary Public in and for the State of
Residing at Mount Vernon
My appointment expires: 01/07/07

Washington

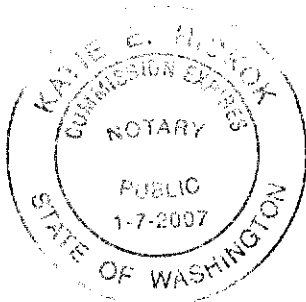


EXHIBIT A

Exceptions:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: MV-7-93

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Sewage disposal – City of Mount Vernon Sanitary Sewer System.
3. Water – P.U.D. No. 1
4. The sanitary sewer easement to the City of Mount Vernon recorded under Auditor's File No. 808873 was written in such a way that the City was granted an easement over the North 10.00 feet of the Northeast ¼ of the Northwest ¼ of the Southwest ¼ of Section 21, Township 34 North, Range 4 East, W.M., over the South 10.00 feet of the North 40.00 feet of said subdivision. The sewer line falls within this area and this is consistent with the Plat of Bell Mark I.
5. An easement is hereby reserved and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon that portion of the front 7 feet of Lot 1 adjoining Waugh Road and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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 privilege herein granted.
6. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
7. Utility easement affecting the West 7 feet.



200409100127

Skagit County Auditor

9/10/2004 Page

2 of

2 3:51PM