

AFTER RECORDING MAIL TO:
Ms. Mary Jane B. Irelan
2101 Sandalwood Court
Mount Vernon, WA 98273



200409300095
Skagit County Auditor

9/30/2004 Page 1 of 2 11:16AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113462-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Gilbert M. Garcia and Alice Jo Garcia
Grantee(s): Mary Jane B. Irelan
Abbreviated Legal: Lot 63, Sandalwood
Assessor's Tax Parcel Number(s): 4361-000-063-0009, P80263

THE GRANTOR Gilbert M. Garcia and Alice Jo Garcia, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MARY JANE B. IRELAN**, a single woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 63, "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.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Subje September 15, 2004

Gilbert M. Garcia
Gilbert M. Garcia

Alice Jo Garcia
Alice Jo Garcia

#5300
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
SEP 30 2004
Amount Paid \$ 3337.50
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Gilbert M. Garcia and Alice Jo Garcia** 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: Sept. 28, 2004

[Signature]
Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY — — PUBLIC
MY COMMISSION EXPIRES 12-31-07

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.
- D. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
 And: David L. and Laurreta M. Smailes
 Dated: August 22, 1978
 Recorded: August 23, 1978
 Auditor's No.: 886183
 Providing: Right to connect subject property to City sewer

- E. RESTRICTION CONTAINED IN DEED:

Recorded: August 16, 1978
 Auditor's No.: 885650
 Executed By: Sandalwood, a limited partnership
 As Follows:

"...And subject to a restriction prohibiting any cutting or damage to the large cedar tree in the Southwest corner of the property without written permission of the Board of the Sandalwood Owners' Association."



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