

AFTER RECORDING MAIL TO:
Mr. and Mrs. John J. McCanna
2401 N. Trumpeter Drive
Mount Vernon, WA 98273



200410270072
Skagit County Auditor

10/27/2004 Page 1 of 3 11:21AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 113891-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert A. Toombs and Dorcas P. Toombs
Grantee(s): John J. McCanna and Melissa A. McCanna
Abbreviated Legal: Lot 7, West Trumpeter
Assessor's Tax Parcel Number(s): 4527-000-007-0009, P83801

THE GRANTOR ROBERT A. TOOMBS and DORCAS P. TOOMBS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN J. McCANNA and MELISSA A. McCANNA, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, "WEST TRUMPETER," as per plat recorded in Volume 14 of Plats, pages 106 and 107, 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.

Dated October 19, 2004

Robert A. Toombs
Robert A. Toombs

Dorcas P. Toombs
Dorcas P. Toombs

5798

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXTRA FEE

OCT 27 2004

560700

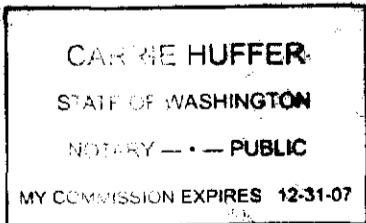
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Robert A. Toombs and Dorcas P. Toombs** 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: October 25, 2004

Carrie Huffer

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



E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
 Area Affected: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of West Trumpeter
 Dated: June 28, 1990
 Recorded: June 29, 1990
 Auditor's No.: 9006290105

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington
 Purpose: The right to lay, maintain, operate, relay, and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary to erect, maintain, operate and remove said lines, with right of ingress and egress to and from the same
 Area Affected: South and Southeasterly 20 feet
 Dated: June 15, 1979
 Recorded: June 22, 1979
 Auditor's No.: 7906220042

G. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Plat of said addition
 Purpose: Drainage
 Area Affected: West 20 feet

H. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
 And: Sandy Ruddell
 Dated: December 12, 1991
 Recorded: December 13, 1991
 Auditor's No.: 9112130003
 Providing: Right to connect subject property to City sewer

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EXCEPTIONS:

A. Declaration of Covenants, Conditions and Restrictions, and the terms & conditions thereof:

Recorded: May 24, 1978
 Auditor's No.: 880177
 Executed By: Mount Vernon Projects, Inc.

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

Known all men by presents that we, the undersigned owners in the fee simple or contract purchaser and or 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 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 street 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 City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company Of The Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision Of Washington, Inc., and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown hereon 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 necessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

D. Declaration of Covenants, Conditions and Restrictions to the Plat of West Trumpeter, and the terms and conditions thereof:

Recorded: January 10, 1990
 Auditor's No.: 9001100086
 Executed By: Dick South
 (copy attached)

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RS



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