

AFTER RECORDING MAIL TO:
Mr. and Mrs. Gerald C. Keir
1106 N. 8th Street
Mount Vernon, WA 98273



200411170136
Skagit County Auditor

11/17/2004 Page 1 of 2 3:21PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114132-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Sean M. Skiles and Lauren E. Skiles
Grantee(s): Gerald C. Keir and Gloria Keir
Abbreviated Legal: Lot 1, MV SP 2-98 in SW ¼ SW ¼, 17-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340417-3-034-0100, P113430

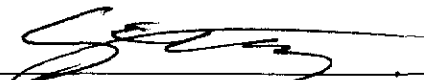
THE GRANTOR Sean M. Skiles and Lauren E. Skiles, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Gerald C. Keir and Gloria Keir, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

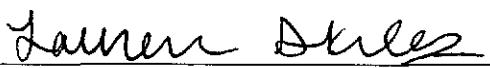
Lot 1 of City of Mount Vernon Short Plat No. MV-2-98, approved June 24, 1998, recorded June 24, 1998, in Volume 13, pages 142 and 143 of Short Plats, under Auditor's File No. 9806240099; being a portion of the Southwest ¼ of the Southwest ¼ of Section 17, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

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


Dated November 9, 2004


Sean M. Skiles


Lauren E. Skiles

6195
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

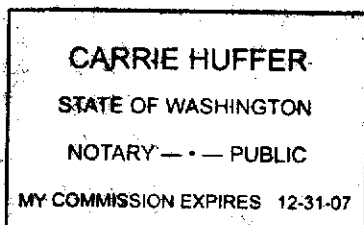
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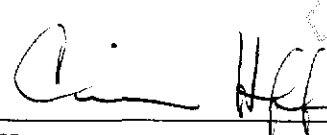
Amount Paid \$ 3649.-
Skagit Co. Treasurer
By  Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sean M. Skiles and Lauren E. Skiles
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: November 16, 2004




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

EXCEPTIONS:

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

For:	Water pipe line
In Favor Of:	Public Utility District No. 1 of Skagit County
Recorded:	June 22, 1954
Auditor's No.:	503023
Affects:	A strip of land 10 feet in width, the centerline of which is described as follows:

Beginning at a point that is 190 feet West of the East line of the Southwest ¼ of the Southwest ¼ of Section 17, Township 34 North, Range 4 East W.M., and 704.5 feet South of the North line of the said Southwest ¼ of the Southwest ¼; thence Easterly 80.13 feet, more or less.

B. Possible encroachment of landscaping from Lot 2 as provided in deed to Skiles recorded March 18, 1999, as Auditor's File No. 9903180077.

C. NOTES AS SHOWN ON SHORT PLAT:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Zoning – R-1.7.6 (See minimum lot size variance 97-3).
3. Sewage Disposal – City of Mount Vernon Sanitary Sewer System.
4. Water- P.U.D. No. 1.
5. All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
6. The existing sanitary sewer for the house on Lot 2 runs Westerly through Lot 1. At such time as construction takes place on Lot 1, the sewer service shall be connected to a side sewer line within limits of a permanent sanitary sewer easement. The owners of Lot 2 shall be responsible for construction restoration obtaining applicable permits providing acceptable service and any associated fees with this connection.
7. Prior to the issuance of the first building permit on Lot 1, construction of improvements per City of Mount Vernon Engineering Department must be built or bonded.

D. PRIVATE DRAINAGE EASEMENTS AS SHOWN ON THE FACE OF SHORT PLAT:

An easement for the purpose of conveying local stormwater 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.

EASEMENTS:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the front 7 feet of North 8th Street, and North 9th Street 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. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

E. EASEMENTS SHOWN ON SHORT PLAT:

For:	Drainage and utilities
Affects:	As shown on map

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SS



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Skagit County Auditor