

AFTER RECORDING MAIL TO:
Keith Padgett, President
377 S. Burlington Blvd.
Burlington, WA. 98233



200412030129
Skagit County Auditor

12/3/2004 Page 1 of 3 4:03PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82753

Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 340429-3-001-0400, P109412 FIRST AMERICAN TITLE CO. B82753-E

THE GRANTOR Douglas Faber and Wilma Jane Faber, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Coach Corral, Inc. the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2 of City of Mount Vernon Short Plat No. MV-2-96, approved September 9, 1996, recorded September 12, 1996 in Volume 12 of Short Plats, page 144, under Auditor's File No. 9609120047, being a portion of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

TOGETHER WITH that certain Mobile Home license No. 259753, VIN# 17710966.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".

Dated: Nov. 16, 2004

Douglas A. Faber
Douglas A. Faber

Wilma Jane Faber
Wilma Jane Faber

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Douglas A. Faber and Wilma Jane Faber, 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: 12/2/04

Nancy L. Albanese
Notary Public in and for the State of Washington
Residing at 9 Newcastle
My appointment expires: 6-29-05



6501
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 03 2004

Amount Paid \$ 11,570.00
Skagit Co. Treasurer
By LP Deputy

Exceptions:

A. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and highway or highways to be constructed on lands conveyed by Deed recorded April 14, 1953, June 14, 1956, March 1, 1957 and April 8, 1972, under Auditor's File Nos. 487100, 537422, 548106 and 767953, respectively, to the State of Washington.

B. Easement, including the terms, covenants and provisions thereof, granted by instrument recorded September 2, 1964, under Auditor's File No. 655413, records of Skagit County, Washington, to Puget Sound Power & Light Company for electric transmission and/or distribution line(s), TOGETHER WITH necessary appurtenances.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,
Washington, a municipal corporation
Dated: December 23, 1996
Recorded: December 26, 1996
Auditor's No.: 9612260056
Purpose: Water pipeline
Area Affected: Portion of the subject parcel

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation of the
State of Washington
And: Douglas Faber and Wilma Jane Faber
Dated: September 9, 1996
Recorded: September 12, 1996
Auditor's No.: 9609120048
Regarding: Formation of Local Improvement District

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

Short Plat No.: MV-2-96
Recorded: September 12, 1996
Auditor's No.: 9609120047

Said matters include but are not limited to the following:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to the usage of road.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. Sewage Disposal – Mount Vernon Sewer
4. Water – P.U.D. No. 1



200412030129
Skagit County Auditor

12/3/2004 Page

2 of

3 4:03PM

5. Lot 2 is subject to a non-exclusive utility easement for the benefit of Lot 1, together with the right of access and maintenance for the same.
6. Impact Fee Notice: All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
7. Deferral of Street Improvements: Further improvements including sidewalk, curb, gutter, etc., have been deferred pending future development for Lot 2, at which time a decision will be made by the City of Mount Vernon regarding the necessity of further improvements.
8. Drainage Easements: An easement for the purposes of storm water drainage is granted to the City of Mount Vernon across existing drainage courses. The property owners may alter the drainage courses provided the benefits of the existing drainage facilities are not lessened and the property owners maintain the altered drainage facilities.
9. An easement is hereby reserved for and granted to the City of Mount Vernon; Puget Power, GTE; Cascade Gas; P.U.D. No. 1, and TCI Cablevision, and their respective successors and assigns, under and upon the exterior 7 feet parallel and adjacent to the road frontage of Lots 1 and 2, of this Short Plat, as 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 this Short Plat and other property with electric, telephone, gas, water and television service together with the right to enter upon the lots 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 Short Plat by the exercise of rights and privileges herein granted.
10. A 7 foot utility easement affecting the Easterly and Westerly portion of subject property.
11. A 20 foot zoning setback.
12. A utility easement affecting the South 20 feet of the West 200 feet of Lot 2, Short Plat MV-2-96.



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