

AFTER RECORDING MAIL TO:

Robert N. Servoss
17680 Shalyce Place
Mount Vernon, WA 98274



200412150122

Skagit County Auditor

12/15/2004 Page

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3 3:46PM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 114369-PAE

Statutory Warranty Deed

Grantor(s): Greg VanZandt

Grantee(s): Robert N. Servoss and Shawn E. Servoss

Abbreviated Legal: Lot 20, Little Mtn. Est. #3.

Assessor's Tax Parcel Number(s): P102730/4597-000-020-0009

THE GRANTOR Greg VanZandt, an unmarried person as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert N. Servoss and Shawn E. Servoss, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 20, "PLAT OF LITTLE MOUNTAIN ESTATES, DIVISION NO. 3," as per plat recorded in Volume 15 of Plats, page 69, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated December 7, 2004

Greg VanZandt

6726
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

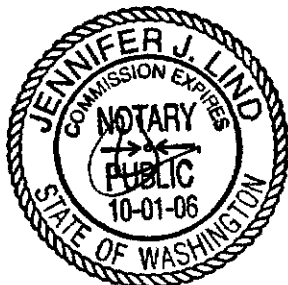
DEC 15 2004

Amount Paid: 8543.11
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Greg VanZandt
the person(s) 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.

Dated: December 9, 2004



Jennifer J. Lind
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/2006

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
Area Affected: The exact location is not disclosed on the record
Dated: January 18, 1963
Recorded: June 23, 1963
Auditor's No.: 631226

B. PROVISIONS CONTAINED IN THE DEDICATION OF THE PLAT, AS FOLLOWS:

"Known all men by these present that we the undersigned owners do hereby declare this plat and dedicate to the public forever, all roads and ways EXCEPT private and corporate roads shown hereon, with the right to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways, over and across any lots or lots where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course, so as to discharge upon any public road right-of-way or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting shall be done only after permission from Skagit County Public Works Director and then at the expense of such owner."

C. EASEMENT PROVISIONS AS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

1. "An easement is hereby reserved and granted to Skagit County, Puget Sound Power and Light Company, Public Utility District No. 1, Continental Telephone Company, Cascade Natural Gas Corporation, and their respective successors and assigns, under and upon the specific roads and easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto, for the purposes of providing utility services to the plat 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 any damage it causes to any real property owner in the plat by exercising these rights."

2. "An easement is hereby granted exclusively to Skagit County on a 5 foot wide strip of land lying on each side of Shalyce Place as shown for the specific purpose of constructing and maintaining roadside ditches. Adjoining property owners shall refrain from placing any improvements inside this easement without permission from the Skagit County Public Works Director."

3. "Various easements as shown on Little Mountain Estates, Division No. 1 and as listed here: Easement to Puget Sound Power and Light as recorded under Auditor File No. 631226: Easement to Puget Power as recorded under Auditor's File No. 8908170075: Easement to Estate of Maude Cumrine as recorded under Auditor's File No. 814244: Various 20 foot wide drainage easements as shown on the face of Plat of Little Mountain Estates Div. No. 1."

4. "There is hereby granted an easement on the Southerly portion of Lot 20 for the protection of vehicular sight visibility. No building materials, landscaping, or fixed objects that exceed 0.5 feet in height will be allowed in this area. This easement is graphically represented on this plat map."



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EXCEPTIONS CONTINUED:

D. Notes contained on the face of the plat, as follows:

1. Lots 9 - 17 of this plat have alternate on site sewage systems that have special design construction and maintenance requirements. See health officer for details.
2. Zoning - residential, water P.U.D. No. 1

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: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.
Dated: July 1, 1991
Recorded: July 17, 1991
Auditor's No.: 9107170055

F. COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Recorded: October 4, 1991
Auditor's No.: 9110040001

AMENDED/SUPPLEMENTED/CORRECTED:

Recorded: October 3, 2001
Auditor's No.: 200110030091

G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Drainage
Area Affected: As shown on plat



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