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AFTER RECORDING MAIL TO:
Mr. Steve W. Doty, General Partner
ZADA Professional Services
3411 Junco Place
Mount Vernon, WA 98274

200412230137
Skagit County Auditor
12/23/2004 Page 1 of 3 3:36PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 114636-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Earl Curry and Katherine Curry
Grantee(s): Steve W. Doty d/b/a Zada Professional Services
Abbreviated Legal: Lot 2, MV SP 2-97 in 21-34-4 E W.M.
Assessor's Tax Parcel Number(s): 340421-4-018-0400, P116304

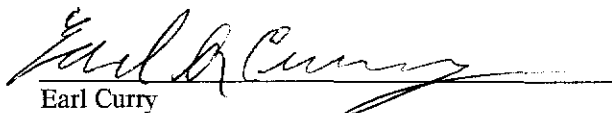
THE GRANTOR EARL CURRY and KATHERINE CURRY, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEVE W. DOTY d/b/a ZADA PROFESSIONAL SERVICES the following described real estate, situated in the County of Skagit, State of Washington.

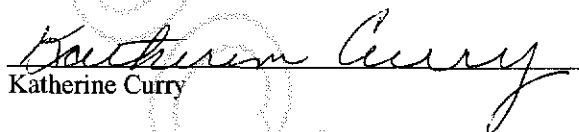
Lot 2 of Mount Vernon Short Plat No. 2-97, approved January 28, 1998, recorded January 29, 1998, in Volume 13 of Short Plats, page 91, under Auditor's File No. 9801290010, records of Skagit County, Washington, and being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Subject to easements, restrictions, and other exceptions as attached on Exhibit "A" and made a part hereof.

Dated December 22, 2004


Earl Curry


Katherine Curry

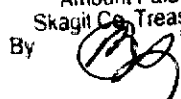
STATE OF Washington }
COUNTY OF Skagit } SS:

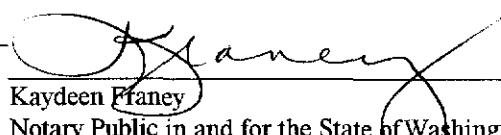
I certify that I know or have satisfactory evidence that Earl Curry and Katherine Curry
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 12-23-04

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

6916
DEC 23 2004

Amount Paid \$ 1112.50
By  Skagit Co. Treasurer
Deputy


Kaydeen Franey
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 11/02/2006

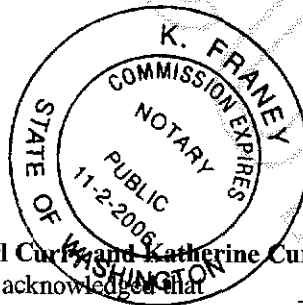


EXHIBIT "A"

Schedule "B-1"

114636-PE

EXCEPTIONS:

- A. Reservations contained in deed recorded in Volume 44 of Deeds, page 499, under Auditor's File No. 39602, as follows:

"Excepting and reserving from this conveyance all petroleum, gas, coal, and other valuable minerals, with right of entry to take and remove the same."

"Said rights are now held of record by Skagit County."

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County
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:

A strip of land 20 feet wide on each side of the following described centerline, to-wit: Beginning at a point 52 feet East of the Northwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 34 North, Range 4 East, W.M.; thence South $0^{\circ}53'00''$ East parallel to the West line of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 21, 340 feet, more or less, to the South lien of the above described portion of Section 21. Also, a strip of land 20 feet wide being 10 feet on each side of the following described centerline, to-wit: Beginning at a point 52 feet East and 193.99 feet South of the Northwest corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 21, Township 34 North, Range 4 East, W.M.; thence South $62^{\circ}58'57''$ West 59.22 feet to the West line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 21. Also, the South 20 feet of the North 160 feet of the above described tract of land.

Dated: April 1, 1955
Recorded: April 1, 1955
Auditor's No.: 515497

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Gerhard O. Wolden and Annette I. Wolden, husband and wife
Purpose: A permanent and non-exclusive right, privilege and easement for purposes of ingress and egress, for roadway use, and for the installation, maintenance and replacement of poles, lines, pipe and other means of transmission of and for utilities.

Area Affected: South 60 feet (Terra Lane)

Dated: July 3, 1970
Recorded: July 24, 1970
Auditor's No.: 741531

Said instrument appears to be amending similar rights granted under Auditor's File No. 703837.

EXCEPTIONS CONTINUED:

D. Easements shown on MV Short Plat No. 8-93, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power & Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon those portions of the front 7 (seven) feet of 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, 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, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privilege herein granted."

E. Private drainage easement shown on MV Short Plat 2-97, as follows:

"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 born equally by, the present and future owners of the abutting property and their heirs, personnel representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion."

F. Notes shown on MV Short Plat No. 2-97, as follows:

1. Impact Fee Notice: All lots within this subdivision are subject to impact fees, payable upon issuance of a building permit.
2. Utilities shown have been located from utility company, markings. Verify location and prior to excavation, call 1-800-424-5555 for utility location service.
3. Short Plat Number and date of approval shall be incurred in all deeds and contracts.
4. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility for maintenance shall be in direct relationship to road usage.
5. Zoning - Residential R1-13.5;
6. Sewer - City of Mount Vernon;
7. Water - P.U.D. No. 1.

G. EASEMENTS SHOWN ON SHORT PLAT:

For: Road, utilities drainage and water line
Affects: As shown on Short Plat



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Skagit County Auditor