

**AFTER RECORDING MAIL TO:**

**Mr. Jody Whitney  
204 S. 27<sup>th</sup> Street  
Mount Vernon, WA 98273**



**200501240142  
Skagit County Auditor**

**1/24/2005 Page 1 of 2 1:31PM**

**Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A83496**

**FIRST AMERICAN TITLE CO.  
Statutory Warranty Deed A83496E**

**Grantor(s): Steven J. Morris  
Grantee(s): Jody Whitney  
Assessor's Tax Parcel Number(s): 4541-000-004-0006, P90475**

**THE GRANTOR Steven J. Morris, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to Jody Whitney, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.**

Lot 4, "SPRING TREE", according to the plat thereof, recorded in Volume 14 of Plats, page 142 and 143, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and Easements on Exhibit "A"

Dated: January 7, 2005

*Steven J. Morris by Nicki Marie Morris P.O.A.*  
Steven J. Morris

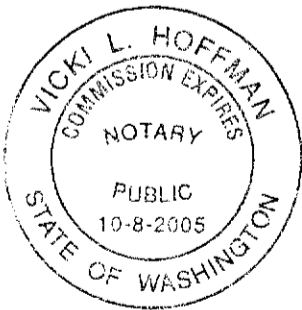
STATE OF Washington }  
COUNTY OF Skagit } SS:

On this      day of January, 2005, before me personally appeared Nicki Marie Morris to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Steven J. Morris and acknowledged that he/she/they signed the same as his/her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

Date: 1/20/05

*Nicki L. Hoffman*

Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 10-8-05



**328  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**JAN 24 2005**  
Amount Paid \$ 4165.20  
Skagit Co. Treasurer  
By *[Signature]* Deputy

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Spring Tree  
Recorded: July 31, 1990  
Auditor's No: 9007310062

Said matters include but are not limited to the following:

1. Right of the public to make necessary slopes for cuts and fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
2. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power & Light Company, Continental Telephone Co. of the Northwest, Cascade Natural Gas Corporation, and TCI Cablevision of Washington 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 unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
3. Easement for drainage affecting Lots 3-9, 12, 13 and 17-27.
4. Easement for sanitary sewer affecting Lot 9.
5. Easement for power and waterline affecting Lots 2, 3, 23 and 24.
6. Easement for waterline affecting Lots 11 and 12.

**B. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Dated: March 5, 1990  
Recorded: March 26, 1990  
Auditor's No.: 9003260062  
Purpose:

Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

Within the street rights-of-way, to be constructed, and exterior 10 feet of lots to be platted.

**C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: August 8, 1990  
Auditor's No.: 9008080112  
Executed By: Private Properties, Inc.

**D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: November 6, 1990  
Auditor's No.: 9011160030  
Executed By: Private Properties, Inc.



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