

AFTER RECORDING MAIL TO:

Mr. Edson P. Rodriguez
919 South 30th Street
Mount Vernon, WA 98274

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83589



200502070163
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Statutory Warranty Deed

Grantor(s): Jana M. Foss
Grantee(s): Edson P. Rodriguez
Assessor's Tax Parcel Number(s): P108564, 4672-000-010-0000

FIRST AMERICAN TITLE CO.
B83589E

THE GRANTOR Jana M. Foss, as a separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Edson Rodriguez the following described real estate, situated in the County of Skagit, State of Washington.

* A married man as his separate estate

Lot 10, "PLAT OF EAST SECTION HEIGHTS", as per plat recorded in Volume 16 of Plats, pages 98 through 100, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: January 24, 2005

6001
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Jana M. Foss

FEB 07 2005

Amount Paid \$ 3487.91
By Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jana M. Foss, 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: 1-26-05

Katie E. Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1-7-07

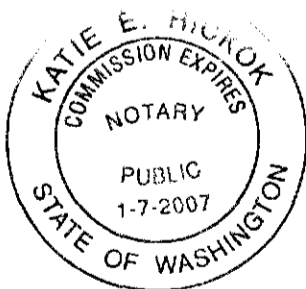


EXHIBIT A

Order No: B83589

Schedule "B-1"

EXCEPTIONS:

A. NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By: Danny D. O'Neill and Debra L. O'Neill, husband and wife; and Joseph D. Woodmansee and Kimberly A. Woodmansee, husband and wife
Regarding: Agreement to join and participate in the formation of a Local Improvement District or any Road Improvements Project sanctioned by City of Mount Vernon, and not to oppose or protest assessments therefor.
Dated: April 5, 1996
Recorded: April 11, 1996
Recording No: 9604110037

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

Plat/Subdivision Name: East Section Heights
Recorded: April 11, 1996
Auditor's No: 9604110070

Said matters include but are not limited to the following:

1. This plat is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents recorded under Skagit County Auditor's File Nos. 9507180069, 9507180070, 9508020069, 9511060109, 9507280019 and 9508240024.

2. Any lot within this subdivision will become subject to impact fees payable upon issuance of a building permit.

3. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility shall be shared equally by owners based on usage.

4. Utility Sources:

Telephone	-	G.T.E.
Power	-	Puget Power
Television	-	TCI Cablevision
Storm	-	City of Mount Vernon
Sewer	-	City of Mount Vernon
Water	-	Public Utilities District No. 1



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5. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Power, G. T. E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 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.

Order No: B83589

6. An easement for the purpose of conveying local storm water 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, and 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.

7. Know all men by these presents that Danny D. O'Neill and Debra L. O'Neill, husband and wife and Joseph D. Woodmansee and Kimberly A. Woodmansee, husband and wife, and Washington Federal Savings, owners in the fee simple or contract purchaser and/or mortgage holder or lien holder, of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

8. Building set-back lines

9. Easement for sidewalk, utilities, ingress, egress and drainage.



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