

AFTER RECORDING MAIL TO:

Ms. Wendi Rae Manduchi
901 South 28th Street
Mount Vernon, WA 98274



200502100069

Skagit County Auditor

2/10/2005 Page

1 of

2 11:09AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B83587

Statutory Warranty Deed

Grantor(s): Gina Marie Spoelstra
Grantee(s): Wendi Rae Manduchi
Assessor's Tax Parcel Number(s): P102241, 4591-000-088-0007

FIRST AMERICAN TITLE CO.

83587E

THE GRANTOR Gina Parent aka Gina Spoelstra, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wendi Rae Manduchi, an Unmarried Individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 88, "PARTINGTON PLACE DIVISION 3", as per plat recorded in Volume 15 of Plats at pages 56 and 57, in the records of Skagit County, State of Washington.

Subject to easements, restrictions, or other exceptions hereto attached

Dated: January 28, 2005

Gina Marie Spoelstra
Gina Marie Spoelstra

646
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

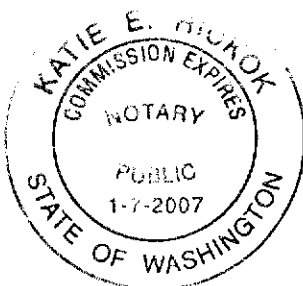
FEB 10 2005

Amount Paid \$ 2937.00
By [Signature] Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gina Marie Spoelstra, 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: 2-2-05



[Signature]
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 1-7-07

EXHIBIT A

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 4, 1990
Recorded: April 15, 1991
Auditor's No.: 9104150079
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:

The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat.

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

Plat/Subdivision Name: Partington Place Div. 3
Recorded: September 10, 1992
Auditor's No: 9209100066

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corporation, and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, 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 privileges herein granted.
2. "...dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."
3. A 15 foot private drainage easement affecting Lots 68-78.
4. Easement for drainage and easement to P.U.D. No. 1 affecting Lots 79 and 80.



200502100069

Skagit County Auditor