

AFTER RECORDING MAIL TO:
Mr. and Mrs. Lester K. Smith
312 S. 28th Street
Mount Vernon, WA 98274

200503150012
Skagit County Auditor
3/15/2005 Page 1 of 2 9:18AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115273-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Benjamin Andrew Johnson and Rebecca Lynn Johnson
Grantee(s): Lester K. Smith and Rhoda C. Smith
Abbreviated Legal: Lot 31, Eastmont
Assessor's Tax Parcel Number(s): 4637-000-031-0000, P106574

THE GRANTOR BENJAMIN ANDREW JOHNSON and REBECCA LYNN JOHNSON, who acquired title as REBECCA LYNN PITTS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LESTER K. SMITH and RHODA C. SMITH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 31, "PLAT OF EASTMONT," as per plat recorded in Volume 15 of Plats, pages 199 through 201, inclusive, records of Skagit County, Washington.

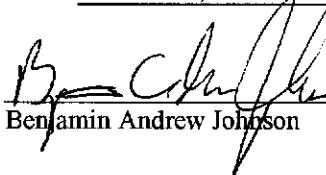
Situate in the County of Skagit, State of Washington.

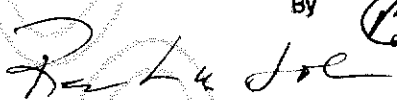
Subject to: Schedule "B-1" attached hereto and made a part thereof.

1147
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2005

Dated March 10, 2005


Benjamin Andrew Johnson

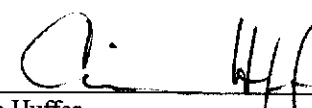
Amount Paid \$ 3301.90
By  Skagit Co. Treasurer Deputy
Rebecca Lynn Johnson

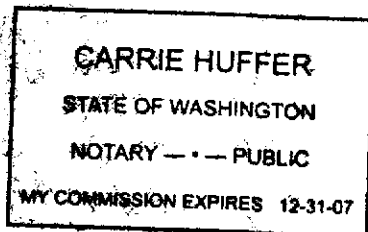
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Benjamin Andrew Johnson and Rebecca Lynn Johnson**

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: March 11, 2005


Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007



EXCEPTIONS:

A. EASEMENTS PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Easement Dedication: An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the easements identified upon the Plat of Eastmont in which to install, lay, construct, renew, operate, maintain, and remove 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.

B. NOTES SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

Impact Fee Notice: Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance No. 2552 and 2596.

Private Drainage Easements: An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of 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 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.

Stormwater Facilities - Operation/Maintenance: Stormwater retention/detention facilities common to the Plat of Eastmont are hereby dedicated to the City of Mount Vernon. Maintenance and operation of the stormwater control and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of fences, landscaping, and plant materials within these tracts is the responsibility of the Eastmont Homeowners Association except in the event that such fences, landscaping, and plant materials are damaged by the exercise of the City of Mount Vernon maintenance activities.

Side yard set back shall be as defined in Mount Vernon City Ordinance Section 17.15.070.

C. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Drainage and setbacks
Affects: East 20 feet and West 20 feet of said Plat

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utilities
Affects: 7 foot strip adjacent street lines

E. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Mailbox easement area
Affects: As delineate on various lots

F. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Building set back areas
Affects: As delineated on various lots

G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Executed By: John N. Hocking, etal
Dated: October 26, 1994
Recorded: October 27, 1994
Auditor's No.: 9410270072

H. Terms, conditions and provisions of that certain "Fund and Assessments" recorded under Auditor's File No. 9410270073.

KJ BA



200503150012
Skagit County Auditor