

AFTER RECORDING MAIL TO:

Jon Engelby
4314 Cedarwood Court
Mount Vernon, WA 98273



200504290102

Skagit County Auditor

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Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 115630-PAE

Statutory Warranty Deed

Grantor(s): The Donald G. Dedmon and Jacquelyn L. Dedmon Family Revocable Living Trust Dated April 10, 1991

Grantee(s): Jon Engelby and Olivia J. Collier

Abbreviated Legal: Lot 23, Cedarwood.

Assessor's Tax Parcel Number(s): P100781/4567-000-023-0002

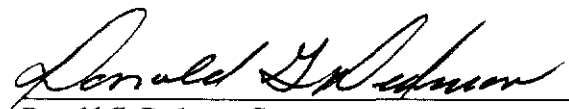
THE GRANTOR The Donald G. Dedmon and Jacquelyn L. Dedmon Family Revocable Living Trust Dated April 10, 1991, as trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jon Engelby and Olivia J Collier, unmarried individuals, as Joint Tenants with the Right of Survivorship, and not as Tennants in Common or Community Property, the following described real estate, situated in the County of Skagit, State of Washington.

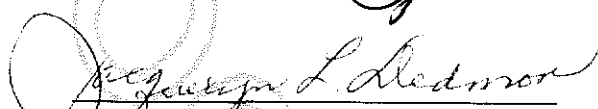
Lot 23, "PLAT OF CEDARWOOD," as per plat recorded in Volume 15 of Plats, pages 10 and 11, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington. **SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX**

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated April 15, 2005

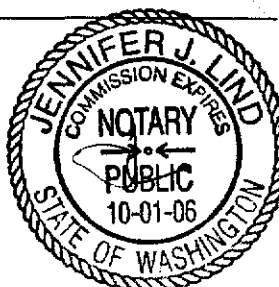

Donald G. Dedmon, Co-trustee

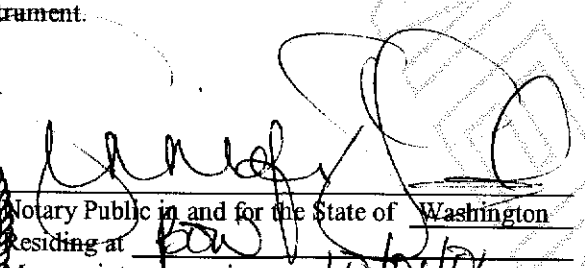

Jacquelyn L. Dedmon, Co-trustee

STATE OF Washington
County of Skagit, SS:

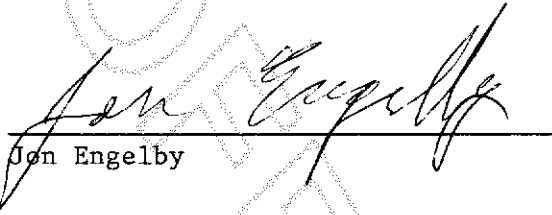
I certify that I know or have satisfactory evidence that Donald G. Dedmon and Jacquelyn L. Dedmon signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Co-trustee's of The Donald G. Dedmon and Jacquelyn L. Dedmon to be the free and voluntary act of such Family Revocable Living Trust Dated April 10, 1991 party for the uses and purposes mentioned in this instrument.

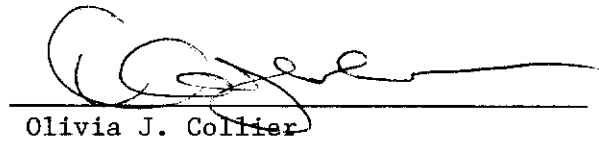
Dated: 4.22.05




Notary Public in and for the State of Washington
Residing at PO Box
My appointment expires: 10/01/06

By signing below the Grantees acknowledge their intent to vest title as Joint Tenants with the Right of Survivorship, and not as Tenants in Common, or Community Property.


Jon Engelby


Olivia J. Collier



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Schedule "B-1"

115630-S

EXCEPTIONS:

A. EASEMENT AND CONDITIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of:	Puget Sound Power and Light Company
Recorded:	December 3, 1990
Auditor's No.:	9012030082
For:	Underground electric system
Affects:	All streets as constructed within the above-described property

B. Dedication contained on the face of the Plat, as follows:

"...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 slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

C. Easement provisions contained on the face of the Plat, as follows:

"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 Corp., and TCI Cable vision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) 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."

D. Private Drainage Easement as shown on the face of the Plat, as follows:

"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, 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."

E. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	October 24, 1991
Auditor's No.:	9110240036
Executed By:	Gunnar Pedersen, et al



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