



200505120056

Skagit County Auditor

5/12/2005 Page

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2 11:09AM

**AFTER RECORDING MAIL TO:**

Ms. Virginia H. Bevington  
3910 Pueblo Heights  
Mount Vernon, WA 98273

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 116081-PE

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Diane K. Shuck-McConnell  
Grantee(s): Virginia H. Bevington  
Abbreviated Legal: Lot 120, Thunderbird E. 1<sup>st</sup> Add.  
Assessor's Tax Parcel Number(s): 4379-000-120-0000, P80873

THE GRANTOR DIANE K. SHUCK-McCONNELL, who acquired title as DIANE K. SHUCK and GREGG McCONNELL, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to VIRGINIA H. BEVINGTON, a single woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 120, "THUNDERBIRD EAST FIRST ADDITION," as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Dated May 2, 2005

# 2336  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 12 2005

Amount Paid \$ 4752.00  
Skagit Co. Treasurer  
By Deputy

Diane K. Shuck-McConnell  
Diane K. Shuck-McConnell

Gregg McConnell  
Gregg McConnell

STATE OF Washington }  
COUNTY OF Skagit } SS:

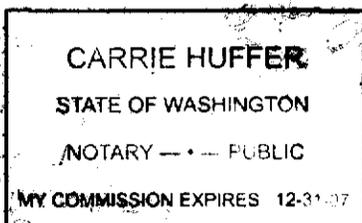
I certify that I know or have satisfactory evidence that Diane K. Shuck-McConnell and Gregg McConnell

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: May 9, 2005

Carrie Huffer  
Carrie Huffer

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



EXCEPTIONS:

A. Provisions set forth in the dedication of said plat, as follows:

Right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.

B. Easement provisions set forth on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated."

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: September 5, 1978
Recorded: September 7, 1978
Auditor's No.: 886974
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association

D. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

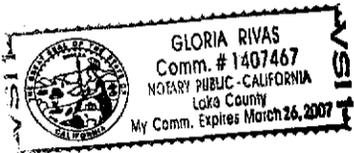
BETWEEN: City of Mount Vernon, a municipal corporation
AND: Max Lidell
DATED: June 8, 1979
RECORDED: June 18, 1979
AUDITOR'S NO: 7906180008
PROVIDING: Right to connect subject property to City sewer

STATE OF California }
COUNTY OF Lake } SS:

I certify that I know or have satisfactory evidence that Gregg McConnell the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/16/05

[Handwritten signature]



Notary Public in and for the State of California
Residing at Lake County
My appointment expires: March 26, 2007



200505120056
Skagit County Auditor