



200505230194
Skagit County Auditor

5/23/2005 Page 1 of 3 4:14PM

WHEN RECORDED RETURN TO
WILLIAM G. HARVEY JR.
401 NORTH BARKER STREET
MOUNT VERNON, WASHINGTON 98273



CHICAGO TITLE INSURANCE COMPANY

1C34578✓

5130539

STATUTORY WARRANTY DEED

Dated: MAY 19, 2005

THE GRANTOR

BARRY M. YANTIS AND JAMIE YANTIS, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

WILLIAM G. HARVEY JR., A MARRIED MAN AS HIS SOLE AND SEPARATE ESTATE.

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

340419-0-100-0004

LOT 1, CITY OF MOUNT VERNON SHORT PLAT NO LJ04-052, RECORDED FEBRUARY 24, 2005, UNDER AUDITOR'S FILE NO. 200502240127, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 11, SECTION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

2564
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

MAY 23 2005

Amount Paid \$ 3773.60
Skagit County Treasurer
By: *lp* Deputy

[Signature]
BARRY M. YANTIS

[Signature]
JAMIE YANTIS

SWD/RDA/0899

STATE OF WASHINGTON

SS

COUNTY OF Spokane

ON THIS 20th DAY OF MAY, 2005, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED BARRY M. YANTIS AND JAMIE YANTIS KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Harriett M McIay
NOTARY SIGNATURE

PRINTED NAME: Harriett M McIAY
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Spokane
MY COMMISSION EXPIRES ON 1-19-07



UNOFFICIAL DOCUMENT



200505230194
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EXHIBIT A

Escrow No.: 005130539

Notes on the face of said short plat, as follows:

- A. All lots within this short plat are subject to impact fees payable on issuance of a building permit.
- B. Short plat number and date of approval shall be included in all deeds and contracts.
- C. No further subdivision shall occur without compliance with Chapter 16.04 through 16.28 MVMC.
- D. Zoning R-1 6.0.
- E. Water: Skagit County PUD #1.
- F. Sewer: City of Mount Vernon.
- G. Power: Puget Sound Power & Light Company.
- H. Gas: Cascade Natural Gas Corporation.
- I. Cable TV: AT&T Broadband.
- J. Telephone: Verizon Northwest.

Building setback line(s) delineated on the face of said short plat, as follows:

Front yard – 25 feet on arterial streets, 20 feet on all other streets.
Side yard – 5 feet. Minimum of 15 feet for total of side yards.
Rear yard – 20 feet.

Easement delineated on the face of said short plat;

For: Driveway access

Affects: The Southerly 7 feet on Lot 1 and the Northerly 23 feet of Lot 2

Easement delineated on the face of said short plat;

For: Utilities

Affects: The Easterly 7 feet of said premises

EXHIBIT3/RDA /non



200505230194
Skagit County Auditor

5/23/2005 Page

3 of

3 4:14PM