



200505270253

Skagit County Auditor

5/27/2005 Page

1 of

2 3:29PM

AFTER RECORDING MAIL TO:

Donald Hill, III
4925 Monte Vista Place
Mount Vernon, WA 98273

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01469-05

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Jean D. Frees

Grantee(s): Donald R. Hill, III

Abbreviated Legal:

Ptn Lots 20 & 21, Monte Vista Terrace Add. Aka Tr. 1 SP MV 4-76.

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 3956-000-020-0103

THE GRANTOR Jean D. Frees, as her separate property for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Donald R. Hill, III, and Vanessa M. Hill, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Tract 1 of Mount Vernon Short Plat No. MV-4-76, located in Section 15, Township 34 North, Range 4 East, W.M., approved January 23, 1976 and recorded in Volume 1 of Short Plats, page 101 under Auditor's File No. 829859, records of Skagit County, Washington, being a portion of Lots 20 and 21, "Monte Vista Terrace Addition to Skagit County, Washington", as per plat recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington.

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

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated May 25, 2005

Jean D. Frees

2680
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 27 2005

Amount Paid \$ 6141.02
By Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jean D. Frees

~~is/are~~ the person(s) who appeared before me, and said person(s) ~~he/she/they~~ signed this instrument and acknowledge it to be free and voluntary act for the uses and purposes mentioned in this instrument.

acknowledged that
his/~~her~~/their

Dated:

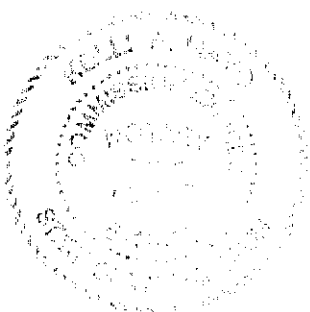
5/25/05

Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/2005



EXCEPTIONS:

EXHIBIT "A"

A. Mineral rights as reserved by W.M. Lindsey and Emma J. Lindsey, Husband and Wife, by Deed recorded September 25, 1900, in Volume 41 of Deeds, page 291, records of Skagit County, Washington. Said mineral rights are now vested in Skagit County.

B. RESTRICTIONS IMPOSED BY AN INSTRUMENT, AS HERETO ATTACHED:

Dated: August 24, 1961
Recorded: August 25, 1961
Auditor's No.: 611564, in Volume 318 of Deeds, page 318

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: June 23, 1977
Recorded: July 6, 1977
Auditor's No. : 859940
Executed By: Property owners of Monte Vista Terrace Addition

D. The face of the Short Plat sets forth the following:

Water Supply – Water of sufficient quantity and quality will be available to this tract of land from Public Utility District No. 1;

Sewage Disposal – Sewer Service will be available to this tract by Local Improvement District No. 229;

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Kim Gilley, a single man
Purpose:

Permanent 6 inch sanitary sewer easement with the right, privilege and authority, to said Grantee, to construct, maintain, replace, reconstruct and remove said sanitary facilities with all appurtenances incident thereto necessary therewith, in, under, and across the said premises, and to cut and remove from said sewer easement any trees and other obstructions which may endanger the safety or interfere with the use of said sanitary facilities, or appurtenances attached or connected therewith and the right of ingress and egress to and over said above described premises at any and all times for the purposes of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted.

Area Affected: The West 4 feet (for digging) and combined 15 feet for access
Dated: Not disclosed
Recorded: October 24, 1989
Auditor's No.: 8910240038



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