

**AFTER RECORDING MAIL TO:**

Paul F. Kelly  
3701 Mohawk Drive  
Mount Vernon, WA 98273



200505310226  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: 116349-S

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Michael A Tveter  
Grantee(s): Paul F. Kelly and Loretta R. Menezes  
Abbreviated Legal: Lot 19, Thunderbird #4.  
Assessor's Tax Parcel Number(s): P100804/4570-000-019-0008

THE GRANTOR Michael A Tveter, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul F. Kelly, an unmarried individual, Loretta R. Menezes, an unmarried individual as Joint Tenants With Right of Survivorship, not as tenants in common the following described real estate, situated in the County of Skagit, State of Washington.

Lot 19, "PLAT OF THUNDERBIRD 4," as per plat recorded in Volume 15 of Plats, pages 14, 15 and 16, records of Skagit County, Washington.

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

By signing below, we herewith acknowledge it is our intent to take title as Joint Tenants with Right of Survivorship, not as tenants in common.

Paul F. Kelly Loretta R. Menezes  
Paul F. Kelly Loretta R. Menezes

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

Dated May 24, 2005

Michael A Tveter

2724  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

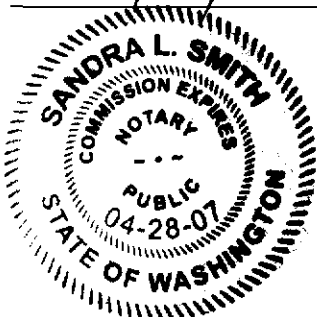
MAY 31 2005

Amount Paid: \$ 5678.00  
Skagit Co. Treasurer  
By rp Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael A Tveter  
the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 5/31/05



S. Smith  
Notary Public in and for the State of Wa  
Residing at Decatur Island  
My appointment expires: 4/28/07

## EXCEPTIONS:

## A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system  
Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right of ways.  
Dated: July 17, 1991  
Recorded: July 23, 1991  
Auditor's No.: 9107230069

## 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 slopes 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, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) 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 contained 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 easement 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. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS CONTAINED IN DECLARATION:

Recorded: October 30, 1991  
Auditor's No.: 9110300056  
(copy attached)

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EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By:

Plat of said addition

Purpose:

Drainage

Area Affected:

Southwesterly 10 feet



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