

AFTER RECORDING RETURN TO:

John H. Ludwick  
Fitch & Ludwick  
11005 Main Street  
Bellevue, WA 98004



200506090129

Skagit County Auditor

6/9/2005 Page

1 of

3 3:52PM

**QUIT CLAIM DEED**  
**(Personal Representative's Deed)**

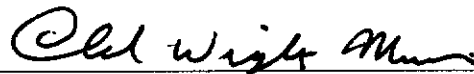
The Grantor, CLARK WRIGHT MINER, Individually and as Personal Representative of the Estate of Teresa M. Miner, Deceased ("Decedent"), Skagit County, Washington, Superior Court Cause No. 04-4-00295-8, for and in consideration of compliance with the terms of the Will of Decedent, conveys and quit claims to CLARK W. MINER aka CLARK WRIGHT MINER, as his separate estate, all of the Decedent's and Estate's undivided right, title and property interest to the following described real property located at 1514 South 18th Street, Mount Vernon, Skagit County, Washington, together with all after-acquired title of Grantor therein, to-wit:

Lot 1, City of Mount Vernon Short Plat No. MV-9-94, approved December 28, 1995, recorded December 29, 1995, under Skagit County Auditor's File No. 9512290024, being a portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 29, Township 34 North, Range 4 East of W.M.

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

Assessor's Tax Parcel Number: 340429-1-049-000

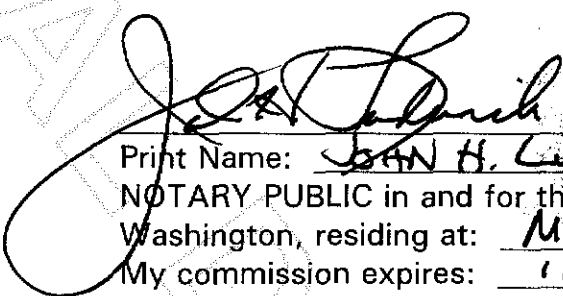
DATED this 2 day of June, 2005.

  
CLARK WRIGHT MINER, Individually  
and as Personal Representative of the  
Estate of Teresa M. Miner, Deceased

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF KING )

On this 2<sup>nd</sup> day of June, 2005, before the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared CLARK WRIGHT MINER, to me known individually and to be the person who signed as Personal Representative of the Estate of Teresa M. Miner, Deceased, ("Estate") and who executed the within and foregoing instrument and acknowledged said instrument to be his free and voluntary act and deed for the uses and purposes herein mentioned; and on oath stated that he was authorized to execute the said instrument as Personal Representative of said Estate.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

  
Print Name: JOHN H. MEDINA  
NOTARY PUBLIC in and for the State of  
Washington, residing at: MEDINA  
My commission expires: 1/30/09

2939  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID

JUN 09 2005

Amount Paid \$0  
Skagit County Treasurer  
By: Medina Deputy



200506090129  
Skagit County Auditor

EXHIBIT "A"

**Schedule "B-1" Exceptions**

A. Restrictions contained in Deed dated July 7, 1954, from I.M. Giller and Luthera R. Giller, husband and wife, to Lawrence H. Bates and Phyllis L. Bates, husband and wife. That no more than two single family one-story dwellings houses, costing no less than \$8,000 each at the time of erection and construction, together with the usual and normal outbuildings, including automobile garage, which shall harmonize in color, style and architectural design may be erected upon said premises.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.:	MV - 9 - 94
Recorded:	December 29, 1995
Auditor's No:	9512290021
(Copy attached)	

Said matters include but are not limited to the following:

1. An Easement is hereby reserved for and granted to Puget Sound Power and Light, GTE Northwest, Cascade Natural Gas, the Public Utility District No. 1, TCI Cablevision and The City of Mount Vernon, and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to front boundaries of Cummings Short Plat MV-9-94 as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures and appurtenances attached there to, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lot of 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.
2. All maintenance and construction of Private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
3. Short Plat number and date of approval shall be included in all deeds and contracts.
4. Water is available by Skagit County Public Utility District No. 1
5. Sewage Disposal by Mount Vernon City Sewer.
6. All lots within this Short Plat are subject to impact fees payable upon issuance of a building permit.
7. 5 foot concrete sidewalk
8. 7 foot utility easement abutting S. 18th Street (Burch Road) and/or sidewalk noted above.
9. Location and/or use of Gravel driveway
10. Location of Wood Shed.
11. Delineation of cleared area(s) and/or landscaped area(s).



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