

AFTER RECORDING MAIL TO:

Mr. Robert Pereira

1022 Vera Court  
Mount Vernon, WA 98273



200506100186

Skagit County Auditor

6/10/2005 Page

1 of

4 4:06PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 84755

## Statutory Warranty Deed

Grantor(s): Billy G. Thurman and Crystal R. Thurman  
Grantee(s): Robert Pereira  
Assessor's Tax Parcel Number(s): P100878, 4578-000-045-0004

FIRST AMERICAN TITLE CO.

84755-1

THE GRANTOR Billy G. Thurman and Crystal R. Thurman, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Pereira, a married man as his sole and separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 45, "PLAT OF BRITTWOOD", according to the plat thereof recorded in Volume 15 of Plats, pages 31 and 32, records of Skagit County, Washington.

Subject to paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 84755 attached hereto.

Dated June 7, 2005

Billy G. Thurman

Crystal R. Thurman

STATE OF Washington  
COUNTY OF Skagit SS:



I certify that I know or have satisfactory evidence that Billy G. Thurman and Crystal R. Thurman, the persons 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.

Date: June 8, 2005

Kim M. Kerr

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/05

2990  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 10 2005

Amount Paid \$ 3,515.50  
Skagit Co. Treasurer  
By Deputy

Order No: 84755

**Schedule "B-1"**

**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Co.  
Recorded: December 9, 1991  
Auditor's No.: 9112090089  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.  
Location: 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 boundaries of all private/public street and road right-of-ways.

**B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: March 27, 1992  
Recorded: March 27, 1992  
Auditor's No.: 9203270023  
Executed By: Westside Associates, Limited Partnership

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 2 of Skagit County, Washington, a Municipal Corporation  
Dated: February 19, 1992  
Recorded: October 13, 1992  
Auditor's No.: 9210130026  
Purpose: Water Pipeline  
Area Affected:

Easement "1": The exterior seven (7) feet of the front boundaries of all lots and tracts as shown on the face of said "Plat of Brittwood."

Easement "2": The East 10 feet of Lot 6 and the West 10 feet of Lot 7 as shown on the face of said "Plat of Brittwood."

Easement "3": Tract "A" as shown on the face of said "Plat of Brittwood."

Easement "4": A triangular tract of land in the Northeasterly corner of Lot 20 as shown on the face of said "Plat of Brittwood"



200506100186

Skagit County Auditor

6/10/2005 Page

2 of

4

4:06PM

Order No: 84755

**D. RESERVATIONS CONTAINED IN DEED:**

Executed By: Westside Associates, Limited Partnership  
Recorded: July 10, 1992  
Auditor's No.: 9207100066  
As Follows:

Reserving however for the benefit of Lot 19, Plat of Brittwood, according to the plat thereof recorded under Auditor File No. 9203270022 in Volume 15 of Plats, pages 31 through 32, records of Skagit County, Washington, the following:

1. Landscaping, parking, ingress, egress, utilities and fencing privileges across portions of Tract A subject to approval of the City of Mount Vernon Engineer provided said privileges shall not interfere with public pedestrian access or access of city maintenance vehicles.
2. At no time shall through vehicular public ingress and egress be allowed between West Street and Vera Court.

**E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Plat of Brittwood  
Recorded: March 27, 1992  
Auditor's No: 9203270022

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power & Light Company, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior 7 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.
2. 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 easements 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.
3. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.



200506100186  
Skagit County Auditor

Order No: 84755

4. Notes on the face of said plat, as follows: This plat is located within the floodplain of the Skagit River (Flood Zone A01). Finished floor elevations may have to be elevated to comply with floodplain requirements. See City of Mount Vernon Building Officials for details.
5. Provisions set forth on the face of said plat, as follows: Each lot in this plat shall receive a one time credit in the amount of \$900.00 against the sewer capacity charge. This credit shall be given at the time of sewer permit issuance.
6. Tract A. A strip of land to be conveyed to the City of Mount Vernon to be used for ingress and egress to Lot 19 and for utilities and pedestrian access to West Street. Lot 19 is to have full landscaping privileges of said strip upon approval by the City of Mount Vernon. No vehicular access is allowed to West Street from said strip.



200506100186  
Skagit County Auditor