



200506160126

Skagit County Auditor

6/16/2005 Page

1 of

2 11:40AM

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Kenneth M. Berbner  
320 S. 30th Street  
Mount Vernon, WA 98274

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 116560-SE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): **Kent S. Coleman and Lori Coleman**  
Grantee(s): **Kenneth M. Brebner and Sharon L. Brebner**  
Abbreviated Legal: **Lot 71, Eastgate Add. #4**  
Assessor's Tax Parcel Number(s): **4509-000-071-0002, P83582**

THE GRANTOR **Kent S. Coleman and Lori Coleman, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **KENNETH M. BREBNER and SHARON L. BREBNER, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 71, "EASTGATE ADDITION PLAT NO. 4," as per plat recorded in Volume 14 of Plats, pages 72 and 73, records of Skagit County, Washington.

# 3080  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

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

Subject to: Schedule "B-1" attached hereto and made a part thereof.

JUN 16 2005

Dated June 7, 2005

Amount Paid \$ 4263.10  
By [Signature] Skagit Co. Treasurer Deputy

[Signature]  
Kent S. Coleman

[Signature]  
Lori Coleman

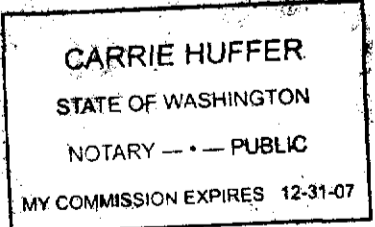
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kent S. Coleman and Lori Coleman** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 14, 2005

[Signature]

Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 12/31/2007



EXCEPTIONS:

A. Dedication contained on the face of the Plat, as follows:

"...dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public 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."

B. 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 the front boundary lines of all lots and tracts, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, 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."

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:	May 2, 1989
Recorded:	May 2, 1989
Auditor's No.:	8905020079
Executed By:	Eastgate Associates, Inc.

*KAC  
WJC*



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