

AFTER RECORDING MAIL TO:
Mr. and Mrs. Chris Shepard
1311 Jessica Place
Mount Vernon, WA 98273



200506270213
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B84923

Statutory Warranty Deed

Grantor(s): Jesse C. Bernard and Belinda S. Bernard
Grantee(s): Christopher J. Shepard and Kelly Shepard
Assessor's Tax Parcel Number(s): 4566-000-018-0007, P100615

FIRST AMERICAN TITLE CO.

B84923-1

THE GRANTOR Jesse C. Bernard and Belinda S. Bernard, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher J. Shepard and Kelly Shepard, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 18 "LITTLE MOUNTAIN ADDITION", as per plat recorded in Volume 15 of Plats at pages 1 through 5, inclusive, in the records of Skagit County, State of Washington.

Subject to easements, restrictions and other exceptions hereto attached as Exhibit A

Dated: June 16, 2005

Jesse C. Bernard

Belinda S. Bernard

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jesse C. Bernard and Belinda S. Bernard, 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: 6-24-05
1707

Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 1-7-07



3298
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2005
Amount Paid \$ 3,435.40
By PC Skagit Co. Treasurer Deputy

Order No: B84923

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Recorded: December 8, 1989
Auditor's File No.: 8912080068
As Follows:

Property shall not at any time be used for a Retirement Center or Senior Housing Project.

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

Plat/Subdivision Name: Little Mountain Addition
Recorded: October 17, 1991
Auditor's No: 9110170035

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power & Light Co., Inc., Cascade Natural Gas Corporation, ConTel of the Northwest and T.C.I. 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, 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 lot and tract 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. No clearing, grading or filling any kind, building construction or placement or road construction shall occur within any native growth protection area without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.

3. 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 and the cost 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.

4. Know all men by their presents that we, the undersigned owners in the fee simple or Contract Purchasers and Mortgage Holder of the land hereby platted, hereby declare this Plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, TOGETHER WITH Tract No. 998 for retention, detention and park purposes and Tract No. 999 for pedestrian path; ALSO the right to make all necessary slopes for cuts and fills upon the lots and block shown on this plat in the original reasonable grading of the streets and avenues shown hereon.



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5. Utilities easement affecting the front 7 feet adjacent to all streets.
6. Easement for Public Maintenance and Access affecting the Westerly 20 feet of Lot 43.



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