



200508230106  
Skagit County Auditor

8/23/2005 Page 1 of 3 1:40PM

AFTER RECORDING MAIL TO:  
E. Louise Matterand  
13490 State Route 9  
Mount Vernon, WA 98273

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 85660

### Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Angela C. Senatore  
Grantee(s): ~~First American Exchange of Skagit County and~~ E. Louise Matterand  
Assessor's Tax Parcel Number(s): P107688, 340416-4-004-0500

85660

THE GRANTOR Angela C. Senatore, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION and as part of a 1031 Tax Deferred Exchange in hand paid, conveys and warrants to E. Louise Matterand, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

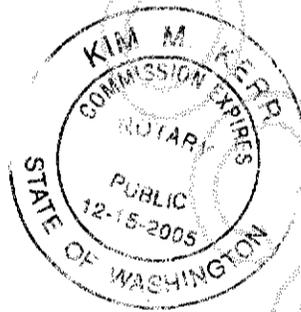
Tract 2, City of Mount Vernon Short Plat No. MV-6-94, approved January 27, 1995 and recorded January 30, 1995, under Auditor's File No. 9501300001, in Volume 11 of Short Plats, pages 177 and 178, records of Skagit County, Washington; being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 16, Township 34 North, Range 4 East W.M..

TOGETHER WITH a non-exclusive easement over, across and under the West 20 feet of Tract 1 of said Short Plat for the uses and purposes set forth on document recorded January 7, 2000 as Auditor's File No. 200001070041.

Subject to Paragraphs A thru I of Schedule B-1 of First American Title Company's preliminary commitment no. 85660 attached hereto.

Dated: August 10, 2005

Angela C. Senatore  
Angela C. Senatore



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Angela C. Senatore, the persons who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Date: Aug. 22, 2005  
Kim M. Kerr

4559 Notary Public in and for the State of Washington  
SKAGIT COUNTY WASHINGTON Residing at Mount Vernon  
REAL ESTATE EXCISE TAX My appointment expires: 12/15/05

AUG 23 2005

Amount Paid \$ 3814.20  
Skagit Co. Treasurer  
By [Signature] Deputy

Order No: 85660

**Schedule "B-1"**

**EXCEPTIONS:**

A. Reservation contained in Deed from the State of Washington, recorded April 4, 1911 under Auditor's File No. 84209 in Volume 85 of Deeds, page 208, records of Skagit County, Washington.

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a municipal corporation  
Recorded: January 13, 1975  
Auditor's No: 828563  
Purpose: Drainage facilities  
Area Affected: East 10 feet of subject property

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: April 4, 1980  
Recorded: April 9, 1980  
Auditor's No: 8004090001  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: East 10 feet of subject property and other property

D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: January 6, 1992  
Recorded: January 13, 1992  
Auditor's No: 9201130091  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: Being located as constructed or to be constructed on the West 10 feet of the East 25 feet of said premises

E. EASEMENT AND PROVISIONS THEREIN:

Grantee: City of Mount Vernon  
Dated: January 27, 1994  
Recorded: February 2, 1994  
Auditor's No: 9402020032  
Purpose: Right to construct, maintain and repair stream course and/or drainage  
Location: West 80 feet of said Sh



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

Short Plat No.: MV-6-94  
Recorded: January 30, 1995  
Auditor's No: 9501300001

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

Dated: March 10, 1997  
Recorded: March 10, 1997  
Auditor's No: 9703100078  
Executed by: Pat Senatore

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Pasquale J. Senatore, Jr., as his separate estate  
Dated: January 7, 2000  
Recorded: January 7, 2000  
Auditor's No: 200001070040  
Purpose: "...construction and maintenance of a garage, driveway, landscaping or such other use as shall enhance the beauty of the easement..."  
Area Affected: Portion Lot 2

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Adjacent Property Owners  
Dated: April 2005  
Recorded: April 14, 2005  
Auditor's No.: 200504140037  
Purpose: Access to Tract 4  
Area Affected: As Constructed



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