

AFTER RECORDING MAIL TO:

Mr. and Mrs. Jayson Child
2202 Jasmine Place
Mount Vernon, WA 98273



200509130163
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B85880

Statutory Warranty Deed

Grantor(s): Lance T. McClure and Kimberly McClure
Grantee(s): Jayson Child and Sarah Child
Assessor's Tax Parcel Number(s): P118960, 4791-000-002-0000

FIRST AMERICAN TITLE CO.
B85880-1

THE GRANTOR Lance T. McClure and Kimberly McClure, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jayson/Child and Sarah/Child, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 2, "JASMINE PLACE", as per plat recorded February 28, 2002 under Skagit County Auditor's File No. 200202280026, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements if any as per Exhibit "A"

Dated: 9/06/05

Lance T. McClure

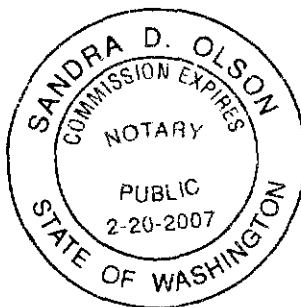
Kimberly McClure

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lance T. McClure and Kimberly McClure, 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: 9-6-05

Notary Public in and for the State of Washington
Residing at Burlington WA
My appointment expires: 2-20-07



5019
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 13 2005

Amount Paid \$ 4110.20
By Skagit Co. Treasurer
Deputy

EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: March 5, 1991
Auditor's No: 9103050066
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: August 24, 2001
Auditor's No: 200108240008
Purpose: A public sidewalk, together with the right to construct, maintain and replace said sidewalk, together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: September 6, 2001
Auditor's No: 200109060034
For:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10-foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located with a 5-foot perimeter of all of Grantee's ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

D. RESERVATIONS CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, his wife
Recorded: August 17, 1900
Auditor's No: 34055
As Follows: All coal and other minerals are reserved and excepted from this conveyance



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

Plat/Subdivision Name: Jasmine Place
Recorded: February 28, 2002
Auditor's No: 200202280026

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.
 2. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Verizon Northwest, Cascade Natural Gas Corporation and AT&T Broadband and their respective successors and assigns under and upon the easements identified upon this plat of Jasmine Place, 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.
 3. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason on proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the District.
- Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.
4. All lots within this short plat are subject to impact fees payable on issuance of a building permit. Short plat number and date of approval shall be included in all deeds and contracts.
 5. Side yard setbacks: minimum 5' the total of the two side yards shall be a minimum of 15 feet
Front yard setbacks: minimum 20'
Back yard setbacks: minimum 20'
 6. Zoning - MTV-R-1, 6.0
 7. Water - Skagit County PUD #1
 8. Sewer - City of Mount Vernon



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9. Power - Puget Sound Power & Light Company
10. Gas - Cascade Natural Gas Corporation
11. Cable TV - AT&T Broadband.
12. Telephone - Verizon Northwest



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