

AFTER RECORDING MAIL TO:  
Mr. and Mrs. David K. Farnsworth  
4110 Apache Drive,  
Mount vErnon, wa. 98273



200509190289  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B85992

FIRST AMERICAN TITLE CO.

B85992-1

**Statutory Warranty Deed**

Grantor(s): Vinall R. Stookey and Patricia K. Stookey  
Grantee(s): David K. Farnsworth and Tressa G. Farnsworth  
Assessor's Tax Parcel Number(s): P80841, 4379-000-088-0000, P81855, 4411-000-087-0100

THE GRANTOR Vinall R. Stookey and Patricia K. Stookey, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David K. Farnsworth and Tressa G. Farnsworth, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Parcel "A":

Lot 88, "THUNDERBIRD EAST FIRST ADDITION", according to the plat thereof recorded in Volume 12 of Plats, pages 20 through 22, records of Skagit County, Washington.

Parcel "B":

Lot 87B, Mount Vernon Short Plat No. 16-79, approved December 12, 1979, and recorded December 17, 1979, in Volume 4 of Short Plats, page 14, under Auditor's File No. 7912170025, records of Skagit County, Washington; being a portion of Lot 87 of the plat of "THUNDERBIRD EAST SECOND ADDITION", as per plat recorded in Volume 12 of Plats, pages 80 and 81, records of Skagit County, Washington.

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

Dated: September 9, 2005

\_\_\_\_\_  
Vinall R. Stookey

\_\_\_\_\_  
Patricia K. Stookey

#5177  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 19 2005

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 5238.00  
By Skagit Co. Treasurer  
Dep. of

I certify that I know or have satisfactory evidence that Vinall R. Stookey and Patricia K. Stookey, 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: 9-12-05

\_\_\_\_\_

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



EXHIBIT "A"

EXCEPTIONS:

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

Plat/Subdivision Name: Thunderbird East First Addition  
Recorded: July 6, 1978  
Auditor's No: 882890

Said matters include but are not limited to the following:

1. Rights contained in the dedication of the plat to the use of the public, forever, all roads and easements shown hereon for the uses and purposes indicated as public highways and easements, with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads shown hereon.
2. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and Nationwide Cablevision, Inc., and their respective successors or assigns, under and upon the exterior seven (7) feet parallel and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the lots at all times for the purposes stated.
3. Utility, sewer and roadway easements as delineated on the face of the plat.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 5, 1973  
Recorded: September 7, 1978  
Auditor's No.: 886974  
Executed By: Keith S. Johnson and Alison R. Johnson, husband and wife, and Island Savings and Loan Association

C. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation  
And: James E. Sorensen and Christine S. Sorensen  
Dated: September 16, 1991  
Recorded: September 18, 1991  
Auditor's No.: 9109180019  
Providing: Right to connect subject property to City sewer



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

Short Plat No.: MV-16-79  
Recorded: December 17, 1979  
Auditor's No.: 7912170025

Said matters include but are not limited to the following:

1. Short Plat Number and date of approval shall be included in all Deeds and Contracts.
2. Sewage disposal by Mount Vernon City Sewer
3. Water by Skagit County Public Utility District No. 1
4. Construction of those minimum improvements as are stipulated in Sec. 16.32.034 for both Apache Drive and Kiowa Drive adjacent to Lots 86 and 87 are presently required and will be performed in accordance with the bonded requirements of the Final Plat of Thunderbird East Second Addition.



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