

AFTER RECORDING MAIL TO:  
Mr. and Mrs. Gunnar I. Joern  
666 Iowa Heights Road  
Sedro Woolley, WA 98284



200510030232  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86181

FIRST AMERICAN TITLE CO.

B86181-2

### Statutory Warranty Deed

Grantor(s): Leroy House Survivors Trust dated September 3, 2002 and as amended May 6th, 2004  
Grantee(s): Gunnar I. Joern and Ruth D. Joern  
Assessor's Tax Parcel Number(s): 4542-000-031-0000, P95497

THE GRANTOR LeRoy House, Trustee of the Leroy House Survivors Trust dated September 3, 2002 and as amended May 6th, 2004, as trustee for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Gunnar I. Joern and Ruth D. Joern, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 31, "EASTGATE ADDITION PLAT No. 5", as per plat recorded in Volume 14 of Plats, pages 146 and 147, records of Skagit County, Washington.

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

Dated: 09/28/05

Leroy House Survivors Trust dated September 3, 2002 and as amended May 6th, 2004

[Signature]  
By: Leroy House/Trustee

# 5527  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 03 2005

Amount Paid \$ 4098.4  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leroy House Survivors Trust dated September 3, 2002 and as amended May 6th, 2004 and First American Exchange of Skagit County, 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: 9-30-05

[Signature]

Notary Public in and for the State of Washington  
Residing at Burlington Wa  
My appointment expires: 9-20-05

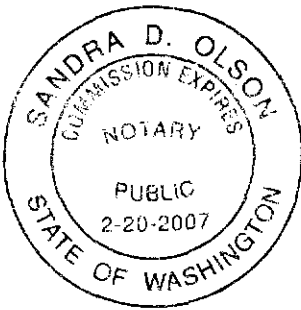


EXHIBIT "A"

**EXCEPTIONS:**

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

Plat/Subdivision Name: Eastgate Addition Plat No. 5  
Recorded: September 11, 1990  
Auditor's No.: 9009110048

Said matters include but are not limited to the following:

1. This plat is dedicated to the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with 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.
2. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with utility services, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated, with the understanding that the Grantees 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. Conditions and Reservations of Easements contained in City of Mount Vernon Resolution No. 245, as recorded August 10, 1987 under Auditor's File No. 8708100031, as follows:

SUBJECT TO a water line easement across the West 25 feet of the South 100 feet of the North 275.02 feet of 31st Place as delineated on said plat for the purpose of maintaining and operating an existing water pipeline by the Public Utility District No. 1 of Skagit County.

AND SUBJECT TO that Roadway Easement across Tract A as delineated on said plat of "EASTGATE ADDITION, PLAT NO. 3."

AND SUBJECT TO a Sewer Easement 30 feet in width lying 15 feet on each side of the following described street centerlines as same are delineated on said plat of "EASTGATE ADDITION, PLAT NO. 3", for the purpose of maintaining and operating an existing sewer line by the City of Mount Vernon:

Commencing at a point on the centerline of 31st Place, which point bears South 1 degree 59,32" West, 205.02 feet from the centerline of Division Street;; thence South 1 degree 59' 32" West along the centerline of 31st Place and the Southerly projection thereof, 134.13 feet to a point which is 15 feet South of the centerline of Moody Street, AND commencing at the intersection of the centerline of 31st Place with the centerline of Moody Street;; thence South 87 degrees 58'27" East along the centerline of Moody Street, 534.99 feet to a point on the East line of the plat of "EASTGATE ADDITION, PLAT NO. 3", AND commencing at the intersection of the centerline of Moody Street with the centerline of 32nd Place;; thence South 1 degree 34' 52" West, along the centerline of 32nd Place and the Southerly projection thereof, 867.52 feet, more or less, to a point on the North line of Lot 25 of said plat.



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AND SUBJECT TO a Sewer Easement for the purpose of maintaining and operating an existing sewer line by the City of Mount Vernon, said sewer easement being 30 feet in width and lying 15 feet on each side of the following described sanitary sewer line located in Moody Street, 30th Place, Montgomery Place and 31st Place as same streets are delineated on said plat of "EASTGATE ADDITION, PLAT NO. 3", said sanitary sewer line having the following courses and distances:

Commencing at a point on the centerline of 31st Place, which point bears South 1 degree 59' 32" West, 459 feet from the intersection of the centerline of Moody Street with the centerline of said 31st Place;; thence South 87 degrees 18' 24" West, 193.69 feet in Moody Street;; thence South 19 degrees 45' 27" West in 30th Place, 176.67 feet;; thence South 1 degree 29' 02" West in 30th Place, 399.67 feet to a point which is 5 feet West of the centerline of 30th Place and 5 feet North of the centerline of 31st Place;; thence South 1 degree 29' 02" West in 30th Place, 244.67 feet;; thence South 66 degrees 55' 40" East in Montgomery Place, 149.98 feet to a point which is 5 feet South of the centerline of Montgomery Place and 5 feet West of the centerline of 31st Place;; thence South 1 degree 15' 02" West in 31st Place along a line which is parallel to and 5 feet West of the centerline of said 31st Place, 132.00 feet to a point on the South line of said plat of "EASTGATE ADDITION PLAT NO. 3", and the terminus of this Sewer Easement.

AND FURTHER SUBJECT TO that 30 foot Roadway and Utilities Easement as delineated on said plat across Lot 24 and that 10 foot Sewer Easement across Lot 23 for the purpose of maintaining and operating an existing sewer line by the City of Mount Vernon.

NOTE: Said instrument also contains the following:

"That separate grants of easement be executed in favor of the City by the property owner of the plat for the easements reserved herein."

4. Twenty (20) foot drainage easement along West 20 foot boundary – Affects Lots 32 – 34
5. Ten (10) foot drainage and utility easement along South 10 foot boundary – Affects Lots 28 – 32
6. Nine (9) foot drainage easement along East boundary – Affects Lot 35
7. Ten (10) foot drainage easement along Easterly boundary – Affects Lots 28 & 73 – 75
8. Thirty (30) foot sewer line easement affecting Lot 35
9. Twenty (20) foot sewer line easement along North boundary – Affects Lot 38
10. Thirty (30) foot sewer easement along West boundary – Affects Lots 32 - 34

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

Recorded: September 11, 1990  
Auditor's No.: 9009110049  
Executed By: Morris Nilson and Kimberly A. Woodmansee



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