

AFTER RECORDING MAIL TO:  
Donald Schafer  
1611 Spruce Court  
Mount Vernon, WA 98273



200511140364  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01574-05

(LAND TITLE OF SKAGIT COUNTY)

### Statutory Warranty Deed

Grantor(s): Nancy Ann Shimeall  
Grantee(s): Donald J. Schafer and Amanda S. Schafer  
Abbreviated Legal:  
Lot 13, View Crest #2  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4573-000-013-0002 (P100448)

THE GRANTOR Nancy Ann Shimeall, formerly Nancy a. McConnell, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Donald J. Schafer and Amanda S. Schafer, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 13, "Plat of View Crest No. 2", as per plat recorded in Volume 14 of Plats, pages 193 and 194, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated November 8, 2005

Nancy Ann Shimeall  
Nancy Ann Shimeall

#6379  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 14 2005

Amount Paid \$ 5256.00  
Skagit Co. Treasurer  
By [Signature] Deputy

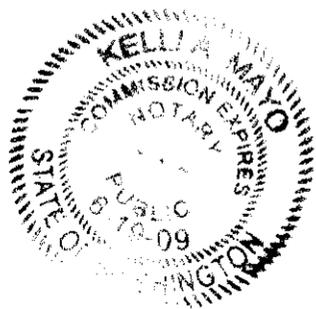
State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Nancy Ann Shimeall

~~is~~ are the person(s) 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.

Dated: 11/10/05

Kelli A Mayo  
Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005



EXCEPTIONS:

EXHIBIT "A"

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,  
a Washington corporation  
Purpose: The right to construct, operate, maintain, repair, replace and  
enlarge an underground electric transmission and/or distribution  
system  
Area Affected: The exterior 10 feet, parallel with and adjoining the street  
frontage of all lots and tracts  
Dated: November 21, 1990  
Recorded: December 3, 1990  
Auditor's No.: 9012030081

B. Reservation contained in Ordinance No. 2451 as recorded July 29, 1991, under Auditor's File No. 9107290003, as follows:

"The City retains an easement and right to exercise and grant easements with respect to the vacated property for the purposes of construction, repair and maintenance of public utilities and services."

C. Dedication contained on the face of the Plat, as follows:

"...dedicates to the use of 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 the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

D. Easement provisions contained on the face of the Plat, as follows:

"An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, 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."

E. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded: August 12, 1991  
Auditor's No.: 9108120009  
Executed By: Premier Builders, Inc.

Said Covenants were amended by instrument recorded May 1, 1992, under Auditor's File No. 9205010110.



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