

AFTER RECORDING MAIL TO:
Mr. and Mrs. Jesus S. Jimenez



200512230069
Skagit County Auditor

12/23/2005 Page 1 of 3 10:24AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86887

Statutory Warranty Deed

Grantor(s): Keith A. Lohmann and Leonora E. Lohmann
Grantee(s): Jesus S. Jimenez and Maria Jimenez
Assessor's Tax Parcel Number(s): P100357, 4560-000-063-0002

FIRST AMERICAN TITLE CO.

B86887E-1

THE GRANTOR Keith A. Lohmann and Leonora E. Lohmann, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jesus S. Jimenez and Maria Jimenez, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 63, "PARTINGTON PLACE DIVISION 1", as per plat recorded in Volume 14 of Plats at pages 186 through 190, in the records of Skagit County, State of Washington.

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

Dated: December 16, 2005

Keith A. Lohmann

Leonora E. Lohmann
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

7890

DEC 23 2005

STATE OF (Washington) TEXAS
COUNTY OF JOHNSON } SS:

Amount Paid \$ 3938.00
By Deputy

I certify that I know or have satisfactory evidence that Keith A. Lohmann and Leonora E. Lohmann, 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: 12/20/05



Rita Briley 12/20/05

Notary Public in and for the State of (Washington) TEXAS
Residing at JOHNSON COUNTY
My appointment expires: August 16, 2009

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: December 4, 1990
Recorded: April 15, 1991
Auditor's No.: 9104150079
Purpose:

Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat.

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

Dated: September 13, 1991
Recorded: September 13, 1991
Auditor's No.: 9109130093
Executed By: Kendall D. Gentry and Nancy F. Gentry, husband and wife,
and Washington Federal Savings and Loan Association

Said Covenants were amended by Amendment to Protective Covenants recorded under Auditor's File No. 9112120049.



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

Plat/Subdivision Name: Partington Place
Recorded: August 7, 1991
Auditor's No: 9108070007

Said matters include but are not limited to the following:

- a. 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 Corp., and TCI Cable Vision 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, line, fixtures, and appurtenances attached thereto, for the purposes 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.
- b. A 10-foot utilities easement parallel with and adjoining street frontage of all lots
- c. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads.
- d. Drainage easement



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