

**AFTER RECORDING MAIL TO:**

**James D. Kenn**  
1706 S 30<sup>th</sup> Street  
Mount Vernon, WA 98274



200601040131  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86898

**Statutory Warranty Deed**

**Grantor(s): Elisabeth A. Knowles and Thia Morris**  
**Grantee(s): James D. Kenn**  
**Assessor's Tax Parcel Number(s): P103006, 4601-000-034-0003**

**FIRST AMERICAN TITLE CO.**  
**\$86898-1**

**THE GRANTOR Elisabeth A. Knowles and Thia D. Morris, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James D. Kenn, a married man, as his sole and separate property the following described real estate, situated in the County of Skagit, State of Washington.**

Lot 34, "LITTLE MOUNTAIN ADDITION NO. 2", as per plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, records of Skagit County, Washington.

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

Dated: December 22, 2005

Elisabeth A. Knowles  
Elisabeth A. Knowles

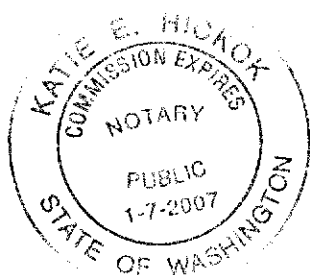
Thia Morris  
Thia Morris

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Elisabeth A. Knowles and Thia Morris, 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: 1-4-06

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



**\*40**  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 04 2006

Amount Paid \$ 9424.68  
By [Signature] Skagit Co. Treasurer  
Deputy

Order No: B86898

**Schedule "B-1"**

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Recorded: December 8, 1989  
Auditor's No: 8912080068  
As Follows: Property shall not at any time be used for a Retirement Center or Senior Housing Project

Said Restriction is also shown on the face of the Plat.

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

Plat/Subdivision Name: Little Mountain Addition No. 2  
Recorded: May 5, 1993  
Auditor's No: 9305050045

Said matters include but are not limited to the following:

1. Private Drainage Easement;
2. An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements;
3. The maintenance of private drainage easement established and granted herein shall be the responsibility of the cost thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives and assigns;
4. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.
5. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County; Puget Sound Power and Light Company, Inc.; Cascade Natural Gas Corporation; Contel of the Northwest and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown hereon in which to install, lay, construct, renew and 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.
6. Easement as delineated and/or dedicated on the face of the plat:

Purpose: Utilities  
Affects: Front 7 feet adjacent to all streets



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C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation  
And: Alvin Rainbolt and Judy A. Rainbolt  
Dated: June 30, 1992  
Recorded: August 18, 1992  
Auditor's No: 9208180004  
Regarding: Formation of Local Improvement District

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

Recorded: September 21, 1993  
Auditor's No: 9309210090  
Executed by: Alvin Rainbolt and Judy A. Rainbolt



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