

AFTER RECORDING MAIL TO:

Steven T. Pugh
1317 Jessica Place
Mount Vernon, WA 98273



200601050030
Skagit County Auditor

1/5/2006 Page 1 of 2 9:53AM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86888

Statutory Warranty Deed

Grantor(s): Patricia A. Krieger and Jason C. Graham
Grantee(s): Steven T. Pugh and Cassie A. Henry
Assessor's Tax Parcel Number(s): P100617, 4566-000-020-0009

FIRST AMERICAN TITLE CO

B86888E - 1

THE GRANTOR Patricia A. Krieger and Jason C. Graham, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven Pugh, an unmarried person as his separate estate, Cassie Henry, an unmarried person as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 20, "LITTLE MOUNTAIN ADDITION", as per plat recorded in Volume 15 of Plats at pages 1 through 5, inclusive, in the records of Skagit County, State of Washington.

EXCEPT that portion of said Lot 20, described as follows:

Beginning at the Southwest corner of said Lot 20; thence North 27 degrees 36'20" West, along the West line of said Lot 20, a distance of 67.26 feet to the Northwest corner of said Lot 20; thence North 74 degrees 05'49" East along the North line of Lot 20, a distance of 3.84 feet; thence South 32 degrees 27'50" East, a distance of 63.32 feet; thence South 42 degrees 00'35" West, a distance of 9.74 feet to the true point of beginning.

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

Dated: December 19, 2005

Patricia A. Krieger

Jason C. Graham

#46
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 05 2006

STATE OF Washington }
COUNTY OF _____ } SS:

Amount Paid \$ 3045.10
Skagit Co. Treasurer
By

I certify that I know or have satisfactory evidence that Patricia A. Krieger and Jason C. Graham, 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: 12-29-05

Notary Public in and for the State of _____

Residing at Mount Vernon

My appointment expires: 1-7-07

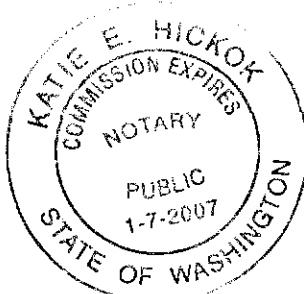


EXHIBIT A

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

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

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

Plat/Subdivision Name: Little Mountain Addition
Recorded: October 17, 1991
Auditor's No: 9110170035

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power & Light Co., 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 the exterior 7 feet of front boundary lines of all lots and tracts, 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 lot and tract 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.

2. No clearing, grading or filling any kind, building construction or placement or road construction shall occur within any native growth protection area without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the owner shall be limited to those, which are dead, diseased or hazardous.

3. 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. The maintenance of private drainage easements established and granted herein shall be the responsibility of and the cost thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

4. Know all men by their presents that we, the undersigned owners in the fee simple or Contract Purchasers and Mortgage Holder of the land hereby platted, hereby declare this Plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, TOGETHER WITH Tract No. 998 for retention, detention and park purposes and Tract No. 999 for pedestrian path; ALSO the right to make all necessary slopes for cuts and fills upon the lots and block shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

5. Utilities easement affecting the front 7 feet adjacent to all streets.

6. Easement for Public Maintenance and Access affecting the



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