



200605250155

Skagit County Auditor

5/25/2006 Page

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3 3:44PM

When recorded return to:

James Sible, Amy Bennett
919 West Garfield Street
Mt. Vernon, WA 98273

Filed for Record at Request of
Admiral Escrow LLC
Escrow Number: 200605042

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTORS Jose A. Otero and Rebecca A. Otero, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to
James W Sible, an unmarried Man, Amy S Bennett, an unmarried Woman, as their separate estates
the following described real estate, situated in the County of ~~King~~ Skagit, State of Washington

Abbreviated Legal:

SECTION 19, TOWNSHIP 34, RANGE 4; PTN. GOV. LOT 13 (AKA LOT 3, BSP NO. MV-2-93)

Tax Parcel Number(s): 340419-0-069-0706

LOT 3 OF THE CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV2-93 B.S.P. ENTITLED
"WESTFIELD PLACE", APPROVED DECEMBER 14, 1993 AND RECORDED DECEMBER 15, 1993
UNDER AUDITOR'S FILE NO. 9312150018 IN VOLUME 11 OF SHORT PLATS, PAGES 32 AND 33,
RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF GOVERNMENT LOT 13
OF SECTRION 19, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.

SUBJECT TO: SEE EXHIBIT "A" HERETO ATTACHED AND BY THIS REFERENCE MADE A PART
HEREOF.

Dated ²³ May ~~22~~, 2006

Jose A. Otero

Rebecca A. Otero

2533

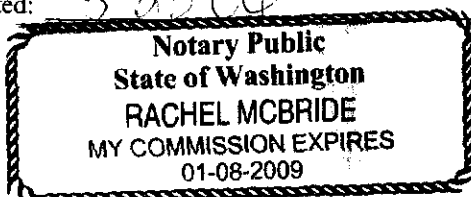
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 25 2006

STATE OF Washington Amount Paid \$ 4543.92
COUNTY OF Skagit By [Signature] Skagit Co. Treasurer } SS:

I certify that I know or have satisfactory evidence that Jose A. Otero and Rebecca A. Otero

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: 5-23-06

Mary Barrat

Notary Public in and for the State of Washington

Residing at BellevueMy appointment expires: 10/05/2005

Schedule "B-1"

121234-S

EXCEPTIONS:

A. Notes contained on the face of Short Plat No. MV-5-83, as follows:

1. Short Plat Number and date of approval shall be included in all deeds and contracts;
2. Zoning - C-2, Commercial;
3. Sewage Disposal - Sanitary Sewer;
4. Water - P.U.D.;

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a Washington Corporation
Purpose:	An underground electric transmission and/or distribution system
Area Affected:	A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way
Dated:	August 26, 1993
Recorded:	August 31, 1993
Auditor's No.:	9308310085

C. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated:	December 6, 1993
Recorded:	December 15, 1993
Auditor's No.:	9312150021
Executed By:	Gunnar Pedersen

D. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the Streets and Avenues shown thereon.

E. An easement is hereby reserved for utilities and granted to City of Mount Vernon and their respective successors and assigns under the exterior seven feet parallel and adjacent to the street frontage of all lots, South ten feet of Lots 6 and 7, North 10 feet of Lot 3, twenty feet of Lot 2 and 5, 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.

An easement is hereby reserved for utilities and granted to Morgan M. & M., Gonzales R.M. and their respective successors and assigns under the North ten feet and North twenty feet of West 10 feet of Lot 3.

An easement is hereby reserved for utilities and granted to Mike Pederson and their respective successors and assigns under the West fifty feet of North ten feet of Lot 5



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Schedule "B-1"

121234-S

EXCEPTIONS CONTINUED:

E. Continued:

An easement is hereby reserved for utilities and granted to Gunnar Pedersen and their respective successors and assigns under the North fifty five feet of East ten feet of Lot 2.

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe, pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water across, along, in and under the lands as shown on this binding site plan together with the right of ingress to and egress from said lands across adjacent lands of the grantor; ALSO, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.

F. EASEMENT AS SHOWN ON PLAT:

Purpose:	Utilities and setbacks
Affects:	As shown on map

G. "Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICALS FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agriculture operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal Laws."



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