



200606270163

Skagit County Auditor

6/27/2006 Page 1 of 2 11:19AM

When recorded return to:

Flor M Carreon
2406 E. Montgomery Street
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number: 88490

FIRST AMERICAN TITLE CO.

88490-1

Statutory Warranty Deed

THE GRANTOR T. Bishop Wheeler, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Flor M. Carreon the following described real estate, situated in the County of Skagit, State of Washington
*also known as Flor Maria Carreon, an unmarried person

Abbreviated Legal:
Lot 46, "COLLEGE MEADOW DIV. NO. 2"

Tax Parcel Number(s): P81194, 4390-000-046-0006

Lot 46, "COLLEGE MEADOW DIV. NO. 2", according to the plat thereof recorded in Volume 12 of Plats, pages 42 and 43, records of Skagit County, Washington.
SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part here of.

Dated 6/20/06

T. Bishop Wheeler
T. Bishop Wheeler

3200
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 27 2006

Amount Paid \$ 3178.00
By [Signature] Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that T. Bishop Wheeler, 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: 6/20/06

Janae M. Devries

Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: May 14, 2009



Schedule "B-1"

EXCEPTIONS:

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

Dated: May 4, 1978
Recorded: January 17, 1979
Auditor's No.: 894877
Executed By: Kerr-Belmark Construction

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

Plat/Subdivision Name: College Meadow, Division No. 2
Auditor's No: 894876

Said matters include but are not limited to the following:

1. 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, as dedicated in the plat.
2. An easement is hereby granted to Puget Sound Power and Light Company, General Telephone of the Northwest, Inc., Nationwide Cablevision and their respective successors and assigns, under and upon the exterior 7.5 feet parallel with and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision services, together with the right to enter upon the lots at all times for the purpose stated. All other easements are as shown on the face of the plat.

The charge in lieu of assessment for each lot in this subdivision shall be \$400.00. (This charge includes a credit of \$0.00, for installed sewer lines.) A standard participation contract must be executed and the said amount paid prior to the issuance of a sewer permit.

3. Easement for water utility affecting Lots 6, 7, 11 and 12.

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Kerr - Belmark
Dated: March 7, 1984
Recorded: March 12, 1984
Auditor's No.: 8403120060

By said instrument, the City of Mount Vernon also acknowledged payment of \$ 400.00.



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