

When recorded return to:

Mr. and Mrs. Philip G. Bell  
2909 E. Section St  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: B88961



200609150068  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Paul M. Shaddy and Jayci L. Shaddy, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Philip G. Bell and Debra A. Bell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

B88961 E-1

Abbreviated Legal:

Section 21, Township 34, Range 4; Ptn. SE SW (aka Lot 2, Short Plat No. MV-4-95)

Tax Parcel Number(s): P107740, 340421-3-038-0200

Lot 2 of Mount Vernon Short Plat No. 4-95, approved July 28, 1995, recorded July 28, 1995 in Volume 12 of Short Plats, pages 7 and 8, under Auditor's File No. 9507280019, records of Skagit County, Washington, being a portion of the Southeast 1/4 of the Southwest 1/4, Section 21, Township 34 North, Range 4 East, W.M..

Subject to covenants, conditions, restrictions and easements, if any, as per attached Exhibit "A"

Dated 9/11/06

Paul M. Shaddy

Jayci L. Shaddy

#4774  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 15 2006

STATE OF Washington  
COUNTY OF Skagit } SS:

Amount Paid \$ 4277.00  
By Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Paul M. Shaddy and Jayci L. Shaddy, 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: 9-11-06

Cheryl A. Froehlich

Notary Public in and for the State of Washington  
Residing at Burlington, WA  
My appointment expires: 4-21-07

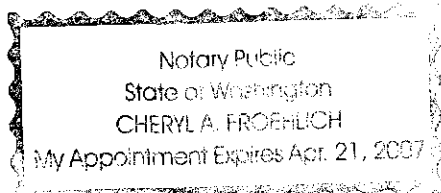


Exhibit 'A'

**EXCEPTIONS:**

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

Short Plat No.: MV - 4- 95  
Recorded: July 28, 1995  
Auditor's No: 95072800019

Said matters include but are not limited to the following:

1. Short Plat Number and Date of Approval shall be included in all deeds and contracts.
2. Sewage Disposal - City of Mount Vernon Sanitary Sewer System.
3. Water - P.U.D. No. 1
4. All lots within this subdivision are subject to impact fees payable on issuance of a building permit.
5. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility shall be shared equally by all owners based on usage.
6. Further development (issuance of a Building Permit) will not be allowed on Lots 2, 3 and 4 until engineering and construction of access driveway and public improvements have been completed and accepted by the City of Mount Vernon.
7. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon that portion of the 30-foot private utility easement and the front 7 feet of Section Street shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line 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 privilege herein granted.
8. An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements established and granted herein shall be the responsibility of, the costs 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.
9. Do 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 the public highway purposes; also the right to make all necessary slopes for cuts and fills upon this lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.



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10. 20 foot Building Setback
11. Existing fence to be relocated West to property line at such time as fence is reconstructed; fence is not recognized as a line of ownership.
12. 20 foot Drainage Easement to the City of Mount Vernon.
13. Typical Building Setback
14. 15 foot private drainage easement
15. 30 foot Private Easement for ingress, egress and utilities



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