

WHEN RECORDED RETURN TO
ROGER F. GRAY
10129 63RD PLACE WEST
MUKILTEO WA 98275



200611300085
Skagit County Auditor

11/30/2006 Page

1 of

4 12:04PM

CHICAGO TITLE CO. 1C40729✓



CHICAGO TITLE INSURANCE COMPANY

5123927

STATUTORY WARRANTY DEED

THE GRANTOR(S)

KIERAN J. MCGANN, A SINGLE PERSON

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ROGER F. GRAY AND PEGGY J. GRAY, HUSBAND AND WIFE

the following described real estate situated in the County of ~~SNYCHOMISH~~ SKAGIT State of Washington:

LOT 11, SPRING TREE, according to the plat thereof, recorded in Volume 14 of Plats, pages 142 and 143, records of Skagit County, Washington.
Situated in Skagit County, Washington

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT 'A' AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

Abbreviated Legal: LOT 11 SPRING TREE

Tax Account Number(s): 4541-000-011-0009

21

Dated: NOVEMBER 27, 2006

6079
SKAGIT COUNTY WASHINGTON
REAL ESTATE CLERK

NOV 30 2006

518822
By [Signature]

[Signature]
KIERAN J. MCGANN

LPB10/KLC/052006

STATE OF WASHINGTON

SS

COUNTY OF Skagit

ON THIS 27 DAY OF November, 2006 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED

Kieran J. McGann KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT He SIGNED AND SEALED THE SAME AS His FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Cassandra M. Mitchell

NOTARY SIGNATURE

CASSANDRA M. MITCHELL

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Mt. Vernon.

MY COMMISSION EXPIRES ON 3-10-09.



200611300085
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A (1)

Escrow No.: 005123927

LIABILITY FOR FUTURE ASSESSMENTS LIVED BY THE CITY OF MOUNT VERNON

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI 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, 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 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.
3. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 10 feet adjacent to streets and the Westerly 10 feet of said premises
4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 26, 1990
Auditor's No(s): 9003260062, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All streets and exterior 10 feet adjacent to streets.
5. Matters set forth on the face of said plat as follows:

The charge in Lieu of Assessment for each lot in this subdivision shall be \$000.00. (This charge includes a credit of \$000.00 for installed sewer lines). A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.
6. Notes as disclosed on the face of said Short Plat No. 29-77, as follows:
 - A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
 - B. Short plat number and date of approval shall be included on all deeds and contracts.
 - C. Zoning - Residential.
 - D. Sewage Disposal - Individual septic systems.
 - E. Water - P.U.D.

EXHIBIT3/RDA/0999



200611300085
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A (2)

Escrow No.: 005123927

7. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: August 8, 1990
Auditor's No(s): 9008080112, records of Skagit County, Washington
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;
Recorded: November 16, 1990
Auditor's No(s): 9011160030, records of Skagit County, Washington
9. Easement delineated on the face of said plat;
For: 15 foot water line easement
Affects: The Southerly 5 feet of said premises



200611300085
Skagit County Auditor