

AFTER RECORDING MAIL TO:



200701160175  
Skagit County Auditor

1/16/2007 Page 1 of 3 3:39PM

Name William E. Mueller

Address 614 North 17<sup>th</sup> Place

City, State, Zip Mount Vernon, WA 98273

Filed for Record at Request of: CHICAGO TITLE CO.

1041069 ✓

### Statutory Warranty Deed

**THE GRANTORS Gary G. Lackey and Julie A. Lackey, husband and wife** for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **William E. Mueller and Diane P. Mueller, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington

**Lot 20, VIEW CREST 2**, according to the Plat thereof recorded in Volume 14 of Plats, Pages 193 and 194, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in **Schedule B-001** which is attached hereto and made a part hereof.

Skagit County Right to Farm Ordinance, as follows: Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies, and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 196

JAN 16 2007

4811.00

APPROVED FOR  
GRABER DEPT

Abbreviated Legal:

**Lot 20, VIEW CREST 2**

Tax Parcel Number(s): **4573-000-020-0009 (P100456)**

Dated January 5, 2007

\_\_\_\_\_  
Gary G. Lackey

\_\_\_\_\_  
Julie A. Lackey

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Gary G. Lackey and Julie A. Lackey**

are the persons who appeared before me, and said persons acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes of the instrument.

Dated: 1/16/2007



\_\_\_\_\_  
Notary Public in and for the State of WASHINGTON  
Residing at MOUNT VERNON  
My appointment expires: 8-31-09

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded:  
Auditor's No(s): 9012030081, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric Transmission and/or distribution line together with necessary appurtenances  
Affects: Exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts within the Plat of View Crest No. 2
2. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
3. Easement provisions contained on the face of said plat, as follows:  
  
An easement id hereby granted for and granted to the City of Mt 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 the exterior 10 feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, 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 privileges herein granted.
4. Easement delineated on the face of said plat;  
For: Utilities  
Affects: Exterior 10 feet of said premises adjoining street
5. Easement delineated on the face of said plat;  
For: Sanitary sewer  
Affects: Northwest 15 feet
6. Tract "A" designated on the face of said Plat for the City of Mount Vernon Storm Water detection.

continued.....



200701160175  
Skagit County Auditor

SCHEDULE B-001

Page 2

7. Exceptions and reservations as contained in instrument;  
Recorded: September 21, 1900  
Volume: 41 of Deeds  
Page: 285  
As Follows: Reserving coal and mineral rights
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: August 12, 1991  
Auditor's No(s).: 9108120009, records of Skagit County, Washington
- AMENDED by instrument(s):  
Recorded: May 1, 1992  
Auditor's No(s).: 9205010110, records of Skagit County, Washington
9. Encroachment of portion of driveway appurtenant to said premises approximately 4 feet onto portion of the 20 foot sewer easement along the Northerly line of the lot.

- END OF SCHEDULE B-001 -

*m* *MD*



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