

RETURN TO:

MARCUS HARTER
1709 MEADOW DRIVE
MOUNT VERNON, WA 98273



200703150172
Skagit County Auditor

3/15/2007 Page

1 of 3 3:52PM

LAND TITLE OF SKAGIT COUNTY

124641.P

STATUTORY WARRANTY DEED

Reference # (if applicable) _____

Grantor(s): DARREN M. LUCIANNA
Additional on Page: JANELLE M. LUCIANNA

Grantee(s): MARCUS HARTER
Additional on Page: _____

Abbreviated Legal Description: TR B, MV 5P 6-84
Additional on Page: PTN NW 1/4 NE 1/4 17-34-4

Assessor's Tax Parcel ID# 340417-1-007-0008, ID P25865

THE GRANTOR DARREN M. LUCIANNA AND JANELLE M. LUCIANNA, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to MARCUS HARTER, A SINGLE PERSON

the following described real estate, situated in the County of SKAGIT State of Washington:
TRACT "B", SHORT PLAT NO. MV-6-84, APPROVED APRIL 27, 1984, RECORDED APRIL 30,
1984, UNDER AUDITOR'S FILE NO. 8404300006 IN BOOK 6 OF SHORT PLATS, PAGE 136,
RECORDS OF SKAGIT COUNTY, BEING A PORTION OF THE EAST 402.2 FEET OF THE
NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 4
EAST, W.M. SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED HERETO.

#1182
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 15 2007

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Dated: March 06, 2007

[Signature]
DARREN M. LUCIANNA

[Signature]
JANELLE M. LUCIANNA

NOTARY PAGE

STATE OF WASHINGTON }
County of Snohomish } ss.

I hereby certify that I know or have satisfactory evidence that DARREN M. LUCIANNA AND JANELLE M. LUCIANNA

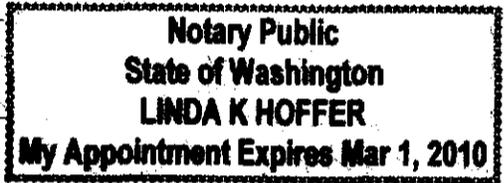
is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 14, 2007

Linda K. Hoffer
Notary Public in and for the State of Washington

Linda K. Hoffer
Printed Name

Residing at Bellingham
My appointment expires 3/01/2010



STATE OF WASHINGTON }
County of _____ } ss.

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that _____ authorized to execute the instrument and acknowledge it as the _____ of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name _____
Residing at _____
My appointment expires _____



200703150172
Skagit County Auditor

Exhibit 'A'

A. Notes contained on the face of Short Plat No. MV-6-84, as follows:

1. 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;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - R-1-9;
4. Sewage Disposal - City of Mount Vernon Sewer System;
5. Water - P.U.D. No. 1;
6. Other utilities not shown are provided to this area by Cascade Natural Gas, Continental or General Telephone, Puget Sound Power and Light and Nationwide Cablevision.

B. EASEMENT AS DELINEATED ON THE FACE OF SAID SHORT PLAT:

For: Utilities
Affects: Westerly 7 feet of said premises

C. STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: City of Mount Vernon
Dated: December 20, 1984
Recorded: January 25, 1985
Auditor's No: 8501250031
Providing: Right to connect subject property to City sewer



200703150172
Skagit County Auditor