

When recorded return to:

Mr. and Mrs. Scott J. Wharton
4010 Moody Street
Mount Vernon, WA 98273



200704200127
Skagit County Auditor

4/20/2007 Page 1 of 3 11:44AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01707-07

Grantor: Ryan C. Medeiros and Kristen A. Medeiros
Grantee: Scott J. Wharton and Diana L. Wharton

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTORS Ryan C. Medeiros and Kristen A. Medeiros, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Scott J. Wharton and Diana L. Wharton, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Lots 10 & 11, Timberline Div. 1

FOR FULL LEGAL SEE ATTACHED EXHIBIT "A"

SUBJECT TO: SEE EXHIBIT B ATTACHED

Tax Parcel Number(s): 4478-000-011-0002 P83252

Dated 4-17-07

[Signature]
1838
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2007

Amount Paid \$ 7000.40
By *[Signature]* Skagit Co. Treasurer Deputy

[Signature]
Ryan C. Medeiros

[Signature]
Kristen A. Medeiros

STATE OF Washington }
COUNTY OF Whatcom SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Ryan C. Medeiros and Kristen A. Medeiros** are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 17, 2007
[Signature]
Tammy Ann Libby
Notary Public in and for the State of Washington
Residing at: Edmonds
My appointment expires: 1/11/2010

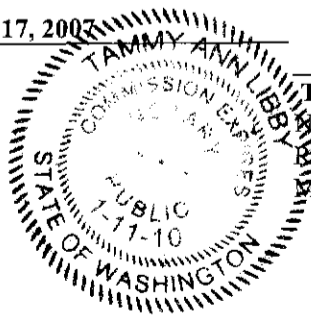


EXHIBIT A

Lot 11, "TIMBERLINE DIVISION I," as per plat recorded in Volume 14 of Plats, page 15, records of Skagit County, Washington.

TOGETHER WITH the East ½ (as measured along the South line) of Lot 10, "TIMBERLINE DIVISION I," as per plat recorded in Volume 14 of Plats, page 15, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Handwritten signature and initials, possibly "J. J. J." or similar, in cursive script.



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EXHIBIT B

A. Dedication as set forth on the face of the Plat, as follows:

"Know all men by these presents that Seattle First National Bank and M.R. Nilson Construction, Inc., state corporations, owner in the fee simple or contract purchaser and mortgage holder of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

B. Easements set forth on the face of the plat, as follows:

"An easement is hereby reserved for and granted to City of Mt. Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Contel, Nationwide Cablevision and Cascade Natural Gas and their respective successors and assigns under and upon the exterior seven feet on front and --- feet of said boundary lines of all lots and tracts, 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 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."

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Utilities
Area Affected: 7 feet adjacent to street

D. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, AS HERETO ATTACHED.

Declaration Dated: December 19, 1985
Recorded: December 19, 1985
Auditor's No.: 8512190026
Executed By: M.R. Nilson Construction, Inc.

Said covenants were amended by instruments recorded September 6, 1988 and November 14, 1988, under Auditor's File Nos. 8809060016 and 8811140031, respectively.

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

BETWEEN: City of Mount Vernon, a municipal corporation
AND: Don Derkland and Ellen Derkland, husband and wife
DATED: January 16, 1986
RECORDED: January 28, 1986
AUDITOR'S NO: 8601280011
PROVIDING: Right to connect subject property to City sewer

F. RESERVATIONS CONTAINED IN DEED:

Executed By: M. R. Nilson Construction, Inc.
Recorded: December 12, 1988
Auditor's No.: 8812120020
As Follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot."



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