



200704260145
Skagit County Auditor

4/26/2007 Page 1 of 3 1:46PM

When recorded return to:

Mr. and Mrs. Dale Wilms
2307 Woodridge Avenue
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 91283

Statutory Warranty Deed

THE GRANTORS Robert A. Cooper and Karen A. Cooper, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Dale E. Wilms and Darlena Jay Wilms, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

912836-1

1943

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Abbreviated Legal:
Lot 16, "PLAT OF WOODRIDGE"

APR 26 2007

Tax Parcel Number(s): P82056, 4424-000-016-0002

Amount Paid \$ 4240.51
Skagit Co. Treasurer
By Deputy

Lp

Lot 16, "PLAT OF WOODRIDGE", as per plat recorded in Volume 13 of Plats, page 17, records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference, made a part hereof.

Dated April 17, 2007

Robert A. Cooper
Robert A. Cooper

Karen A. Cooper
Karen A. Cooper

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that ~~Robert A. Cooper~~ and Karen A. Cooper ~~as~~ 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: April, 2007

Kelly K. Hilsinger
Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008



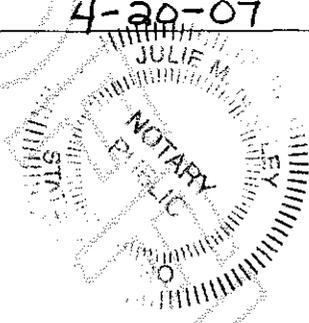
State of Idaho
County of Nez Perce } SS:

I certify that I know or have satisfactory evidence that Robert A. Cooper is the person(s) 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.

Dated: 4-20-07

Julie Ambley

Notary Public in and for the State of Idaho
Residing at: Lewiston
My appointment expires: 9/13/10



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EXCEPTIONS:

A. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Access and utilities
In Favor Of: Warren V. Jones and Doris B. Jones, husband and wife,
and Lloyd H. Johnson and Lyla J. Johnson, husband and
wife, and their heirs, assigns and successors
Recorded: July 2, 1980
Auditor's No.: 8007020035

B. EASEMENT PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement is hereby provided for all public and private utilities but not limited to the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company, and Cascade Natural Gas Company, and their respective successors or assigns under and upon the exterior seven (7) feet parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

Said easement is also delineated on the face of said Plat.

C. Right of the public to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

D. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT.

For: Storm drainage
Affects: Northwesterly 5 feet

E. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Rune O. Pedersen, a single man
Dated: June 1, 1983
Recorded: June 8, 1983
Auditor's No.: 8306080018

By said instrument, the City of Mount Vernon also acknowledged payment of \$ 472.15.



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