



200705070171

Skagit County Auditor

5/7/2007 Page

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3 4:14PM

When recorded return to:

JORGE ARCE
1627 S 30TH ST
MOUNT VERNON, WA 98273

CHICAGO TITLE CO. STATUTORY WARRANTY DEED

Escrow No.: 17112
Title Order No.: IC41569

THE GRANTOR(S)

DAVID A. DEKLYEN and AMY K. DEKLYEN, Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

JORGE ARCE, A Married Man As His Sole And Separate Property,

the following described real estate, situated in the of Skagit, State of Washington:

LOT 2, LITTLE MOUNTAIN ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGES 81 THROUGH 83, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4601-000-002-0001

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: MAY 3, 2007

2169
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DAVID A. DEKLYEN

AMY K. DEKLYEN

MAY 07 2007

Amount Paid \$ 4152.40
Skagit Co. Treasurer
By Deputy

STATE OF Washington) ss.
COUNTY OF Snohomish

I certify that I know or have satisfactory evidence that DAVID A. DEKLYEN and ANY K. DEKLYEN are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4th day of May, 2007

ROBERT M. LIVESAY
Notary Public in and for the State of Washington
residing at MARYSVILLE
My Commission Expires: 06/09/09

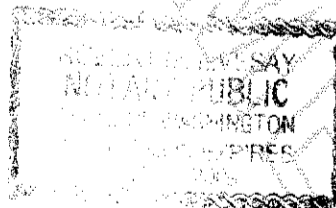


EXHIBIT "A"

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, Contel of the Northwest and T.C.I. Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior 7 feet of front 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.

Easement delineated on the face of said plat;
For: Slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;
For: Drainage
Affects: Westerly 10 feet of said premises

Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 7 feet of front boundary lines of all lots

Private drainage easement contained on the face of said plat, as follows:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

Restrictions contained on the face of said plat, as follows:

This property shall not at any time be used for retirement center or senior housing project, as cited in that certain Deed of record as recorded December 8, 1989, under Auditor's File No. 8912080068, records of Skagit County, Washington.

Easement provisions contained on the face of said plat, as follows:

7 foot Utility Easement parallel with and adjoining all Street Frontage, All Lots.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: September 21, 1993
Auditor's No(s): 9309210090, records of Skagit County, Washington
Executed By: Alvin Rainbolt and Judy Rainbolt, husband and wife



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Power of Attorney and Agreement Regarding Formation of Local Improvement District,
including the terms and conditions thereof, entered into;

By: Alvin Rainbolt and Judy Rainbolt

And Between: City of Mount Vernon

Recorded: August 18, 1992

Auditor's No. 9208180004, records of Skagit County, Washington

Native Growth Protection area note on the face of Little Mountain Addition according to
the Plat recorded thereof in Volume 15 of Plats, Pages 1 through 5, records of Skagit
County, Washington, as follows:

No clearing, grading or filling of any kind, building construction or placement, or road
construction shall occur within any native growth protection area without first obtaining a
permit from the Army Corps of Engineers, removal of trees by the owner shall be limited
to those which are dead, diseased or hazardous.

Native Growth Protection area delineated on the face of above mentioned Little Mountain
Addition.



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