

When recorded return to:

Lynne M. Rittenhouse  
4310 Apache Drive  
Mount Vernon, WA 98273



200705240121  
Skagit County Auditor

5/24/2007 Page 1 of 2 3:39PM

Recorded at the request of:  
First American Title  
File Number: 91551

### Statutory Warranty Deed

THE GRANTORS Danny Collins, an unmarried individual and Rusty L. Collins, an unmarried individual, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lynne M. Rittenhouse, a married woman, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.  
91551E-1

Abbreviated Legal:  
Lot 5, "THUNDERBIRD CREEK"

<sup>2450</sup>  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 24 2007

Tax Parcel Number(s): P95749, 4549-000-005-0004

Amount Paid \$ <sup>5158.10</sup>  
Skagit Co. Treasurer  
By *man* Deputy

Lot 5, "THUNDERBIRD CREEK", as per plat recorded in Volume 14 of Plats, pages 162 and 163, 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 May 21, 2007

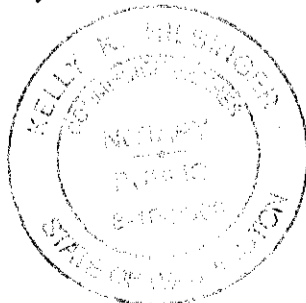
*Danny Collins*  
\_\_\_\_\_  
Danny Collins

*Rusty L. Collins*  
\_\_\_\_\_  
Rusty L. Collins

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Collins and Rusty L. Collins, 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: May 21, 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

**EXCEPTIONS:**

**A. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:**

Plat/Subdivision Name: Thunderbird Creek  
Recorded: December 26, 1990  
Auditor's No.: 9012260011

Said matters include but are not limited to the following:

1. Right of the public to make necessary slopes for cuts and fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
2. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power & Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and T.C.I. Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior 7 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate, and maintain underground conduits, cable, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television, and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.
3. Drainage easement - Affecting Lots 1 through 7
4. Utility easement - Affecting Lots 3, 4 and 7
5. Easement for ingress, egress and utilities - Affecting Lot 6
6. Sanitary Sewer: City of Mount Vernon. Lots 1 - 6 are lower than the sanitary sewer line located in Apache Drive. All of these lots will require sewage to be pumped to the city sanitary sewer manhole.
7. Buyer should be aware that portions of this plat are located in the 100-year flood plain of Thunderbird Creek and that significant elevation may be required for the first floor of residential construction. The recommended first floor elevations are as follows: Lot 1 = 66.0 mean sea level (MSL), Lot 2 = 65.0 MSL, Lot 3 = 64.0 MSL, Lot 4 = 64.0 MSL, Lot 5 = 66.0 MSL, Lot 6 = 66.0 MSL.



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