

When recorded return to:

Mr. and Mrs. Paul C. Benson  
4203 Montgomery Place  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: 92060



200707130149  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTORS Christopher C. Cote and Amanda Cote, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Paul C. Benson and Gayle D. Benson, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

92060E-1

Abbreviated Legal:  
Lot 47, "PARK CREST DIVISION I"

Tax Parcel Number(s): P83975, 4533-000-047-0003

Lot 47, "PARK CREST DIVISION I", as per plat recorded in Volume 14 of Plats, pages 128 and 129, in the records of Skagit County, Washington.

Dated 7-10-07

Christopher C. Cote

Amanda Cote

3321  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 13 2007

STATE OF Washington }  
COUNTY OF Skagit } SS:

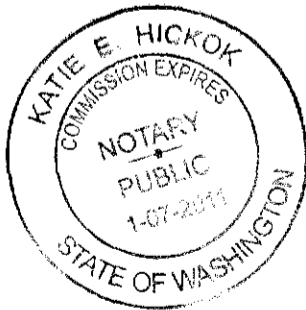
Amount Paid \$ 8,014.11  
By [Signature] Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Christopher C. Cote and Amanda Cote, 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: 7-11-07

Notary Public

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 1-7-11



**Schedule "B-1"**

**EXCEPTIONS:**

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

Plat/Subdivision Name: Park Crest Division I  
Recorded: March 15, 1990  
Auditor's No: 9003150046

Said matters include but are not limited to the following:

**1. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:**

"...dedicate to the public forever all roads and ways, except private and corporate roads, shown hereon with the rights to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways, over and across any lot or lots, where water might take natural course, in the original reasonable grading of roads and ways shown hereon.

"Following original reasonable grading of roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or to hamper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing shall be done by and at the expense of such owner."

**2. EASEMENT PROVISIONS SET FORTH ON THE PLAT OF "PARK CREST DIVISION NO. 1, AS FOLLOWS:**

"An easement is hereby reserved for and granted to all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate, and maintain underground conduits, cables, and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and cablevision service, 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."

**3. A 20 foot wide easement for storm drain facilities and/or storm run off, as delineated on the face of said plat and as set forth in Note #3 on the face thereof. (Affects the North 20 feet of Lots 1 through 4 and Lots 43 through 47).**



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B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: November 27, 1989  
Recorded: December 15, 1989  
Auditor's No.: 8912150058  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Location: The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Park Crest Division I

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 30, 1990  
Recorded: April 23, 1990  
Auditor's No.: 9004230139  
Executed By: T.D. Archey Corp., a Washington corporation

Said instrument is a re-recording of instrument recorded under Auditor's File Number 9003300046.



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