



200708150045
Skagit County Auditor

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When recorded return to:

Ms. Debra L. Johnson
1617 Spruce Court
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 92346

Statutory Warranty Deed

THE GRANTORS Erica N. McFadyen and Jason L. McFadyen, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Debra L. Johnson, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

92346E-1

Abbreviated Legal:

Lot 14, "VIEW CREST NO. 2"

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3869

AUG 15 2007

Tax Parcel Number(s): P100449, 4573-000-014-0003

Amount Paid \$ 5878.11
Skagit Co. Treasurer
By *man* Deputy

Lot 14, "VIEW CREST NO. 2", according to the plat thereof recorded in Volume 14 of Plats at pages 193 and 194, in the records of Skagit County, State of Washington.

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

Dated August 9, 2007

Jason L. McFadyen

Jason L. McFadyen

Erica N. McFadyen

Erica N. McFadyen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jason L. McFadyen and Erica N. McFadyen are the persons who appeared before me, and said persons 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: 8-13-07

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 AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:
Recorded:
Auditor's No:

View Crest No. 2
August 12, 1991
9108120008

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corp., and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and tracts and other utility easement shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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.
2. 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.
3. Drainage easement affecting Lots 3 - 8, 13 - 19.
4. Water easement affecting the West 15 feet and South 15 feet of Lot 17.
5. Sanitary sewer easement affecting Lots 19 and 20 and Lots 1 - 8.

B. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: W. M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: September 21, 1900
Auditor's No: 34276 in Volume 41 of Deeds, Page 285
As Follows:

Said mineral rights are now vested in Skagit County through foreclosure of delinquent taxes and issuance of Tax Deed dated December 15, 1920 and recorded December 30, 1920, under Auditor's File No. 146781, in Volume 6 of Mining Claims, Page 567.



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Order No: 92346

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: November 21, 1990
Recorded: December 3, 1990
Auditor's No: 9012030081
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
Affects: Exterior 10 feet adjoining street frontage of all lots to be platted

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

Recorded: August 12, 1991
Auditor's No: 9108120009
Executed by: Premier Builders, Inc.

Said instrument was modified by instrument recorded May 1, 1992 under Auditor's File No. 9205010110.



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