

When recorded return to:

Mr. and Mrs. Traven Bentley
103 S. 24th Street
Mount Vernon, WA 98274



4/15/2008 Page 1 of 3 3:49PM

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94442

GUARDIAN NORTHWEST TITLE CO.
94442E-1 Statutory Warranty Deed

THE GRANTORS Jose Cardona and Diann Cardona, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Traven Bentley and Ashley Bentley, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 26, "COLLEGE MEADOW"

Tax Parcel Number(s): P80177, 4359-000-026-0009

Lot 26, "COLLEGE MEADOW", as per plat recorded in Volume 11 of Plats, page 76, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 4/11/08

Jose Cardona
Jose Cardona

Diann Cardona
Diann Cardona

1141
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
APR 15 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 3912.00
By Jose Cardona, Treasurer
Deputy Man

I certify that I know or have satisfactory evidence that Jose Cardona and Diann Cardona, 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: 4-11-08

Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: ~~1/07/2011~~ 4-21-11



Exhibit A

Schedule "B-1"

EXCEPTIONS:

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

Dated: June 21, 1977
Recorded: July 26, 1977
Auditor's No: 861447
Executed by: Kerr-Belmark Construction

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

Plat/Subdivision Name: College Meadow
Recorded: July 19, 1977
Auditor's No: 860937

Said matters include but are not limited to the following:

An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest and Nationwide Cablevision and their respective successors and assigns under and upon the exterior seven feet parallel with 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 and cablevision service, together with the right to enter upon the lots at all times for the purposes stated.

Easements for utilities and drainage are reserved over a 2-1/2 foot wide strip along each side of interior lot lines and over the rear five feet of each side of interior lot lines and over the rear five feet of each lot. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may retard or obstruct the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of street, avenues, alleys and roads; as dedicated in the plat.

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

Between: City of Mount Vernon, a municipal corporation
And: Kerr-Belmark Construction
Dated: May 2, 1978
Auditor's No.: 880899

By said instrument, the City of Mount Vernon also acknowledged payment of \$ 3,300.00.



200804150186
Skagit County Auditor

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	City of Mount Vernon
Dated:	July 1978
Recorded:	August 2, 1978
Auditor's No.:	884777
Purpose:	Storm sewer retention pond
Area Affected:	A portion of Lot 26

