

When recorded return to:

Mr. and Mrs. Brad M. Clifton
1819 Walter Street
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94716



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Skagit County Auditor

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Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

B94716E-1

THE GRANTORS Leigh E. Sanders and Sheila R. Sanders, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Brad M. Clifton and Holly A. Clifton**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 30, Township 34, Range 4; Ptn. SW NE (aka Lot C, Short Plat No. MV-5-94)

For Full Legal See Attached Exhibit "A" attached hereto and by this reference made a part hereof.

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

Tax Parcel Number(s): P105757, 340430-0-283-0605

1384
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 05 2008

Dated May 1, 2008

Amount Paid \$ 4597.40
Skagit Co. Treasurer
By mem Deputy

Leigh E. Sanders

Sheila R. Sanders

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leigh E. Sanders and Sheila R. Sanders are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5-5-08

Kelly K. Hilsing
Kelly K. Hilsing
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8/10/2008

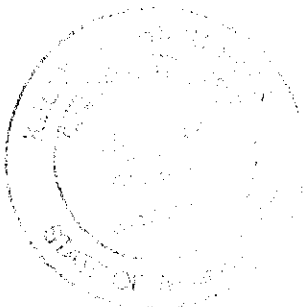


EXHIBIT A

Lot C, Short Plat No. MV-5-94, approved August 15, 1994, recorded August 16, 1994, in Book 11 of Short Plats, page 100, under Auditor's File No. 9408160071 and being a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Lot C; thence North $89^{\circ}02'13''$ East 9.03 feet along the North line of said Lot C; thence South $00^{\circ}13'21''$ East 66.45 feet parallel with the West line of said Lot C to the South line thereof; thence South $89^{\circ}02'13''$ West 9.03 feet along the South line of said Lot C to the Southwest corner thereof; thence North $00^{\circ}13'21''$ West 66.45 feet along the West line of said Lot C to the point of beginning.



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EXHIBIT B

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Edythe Fader
And: City of Mount Vernon
Recorded: December 29, 1988
Auditor's No.: 8812290014
Regarding: Formation of a local improvement district and construction of improvements

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: August 31, 1994
Auditor's No.: 9408310101
Purpose: Right to enter said premises to operate, maintain, 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: A portion of the subject property

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: MV-5-94
Recorded: August 16, 1994
Auditor's No.: 9408160071

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Sewage disposal – City of Mount Vernon sewer system.
3. Water – P.U.D. No. 1.
4. This property is SUBECT TO and TOGETHER WITH easements, reservations, restrictions, covenants and other instruments of record including but not limited to those instruments recorded under Auditor's File Nos. 9002270132, Short Plat No. MV-7-88 and 8812290014.
5. Each lot within this subdivision will be subject to impact fees payable prior to issuance of a building permit.



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6. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Co., G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns, under and upon the front 7 (seven) feet of all lots adjoining Douglas Street, Walter Street and Taylor Street and other utility easements shown hereon 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 privilege herein granted.

Location of building on West boundary line.



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