

When recorded return to:

Douglas M. Davis, Rachelle A. Ripoll
2514 N 34th Place
Mount Vernon, Wa. 98273 ,

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number 94812



200805300102
Skagit County Auditor

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Statutory Warranty Deed

94812-2
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Patricia E. Crosby, a widow, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Douglas M. Davis, a single individual and Rachelle A. Ripoll, a single individual the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P100816, 4579-000-002-0001

Lot 2, "PLAT OF CENTENNIAL GROVE", as per plat recorded in Volume 15 of Plats, page 26, records of Skagit County, Washington.

Subject to Covenants, conditions, restrictions and Easements as per attached Exhibit "A"

Dated 5/27/08

Patricia E. Crosby
Patricia E. Crosby

1735
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 30 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5309.40
Skagit Co. Treasurer
By nam Deputy

I certify that I know or have satisfactory evidence that Patricia E. Crosby, 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: 5-27-08

Sandra Olson

Notary Public in and for the State of Washington
Residing at Bushington Wa
My appointment expires: 7-07-2011



Exhibit A

EXCEPTIONS:

A. Reservation contained in deed from the Puget Mill Company, a corporation, filed for record December 18, 1926 and recorded in Volume 142 of Deeds, page 146, as follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases coals, minerals, metals and fossils of every name and nature, however, said party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carry on any of such operations."

B. EASEMENT AND THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain repair, replace and enlarge an underground electric transmission and/or distribution system
Recorded: October 23, 1991
Auditor's No.: 9110230047
Area Affected: As follows

Easement No. 1: All streets and road rights-of-way as now hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: The South 10 feet of the above described Lot 1.

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

Dated: February 13, 1992
Recorded: February 13, 1992
Auditor's No.: 9202130035
Executed By: MK Development, a Washington Partnership



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D. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, 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 & 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 10 feet parallel and adjacent to the street frontage of all Lots on which to install, lay, construct, renew, operate and maintain 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.

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives and assigns. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

E. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT AT FOLLOWS:

Holders of land hereby platted do hereby declare this plat and dedicate to the public forever all streets and avenues shown hereon and the use thereof for all public purposes consistent with the use and Lot 12 for storm water management purposes, thereof for public highway purposes together with the right to move 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.

F. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Private drainage easement
Affects: East 20' feet of Lots 1-5



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