

When recorded return to:

Ms. Sophia E. Lucatero
1021 S. 25th Street
Mount Vernon, WA 98274

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-02041-08



200809300124
Skagit County Auditor

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Grantor: The estate of Earl A. Wales, deceased
Grantee: Sophia E. Lucatero

Tax Parcel Number(s): 4492-000-011-0004/P83356

Abbreviated Legal:

Lot 11, "LOVELESS FIRST ADDITION"

GUARDIAN NORTHWEST TITLE CO.

95550-1

Statutory Warranty Deed

THE GRANTOR The estate of Earl A. Wales, deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sophia E. Lucatero, a Single Person the following described real estate, situated in the County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED
Lot 11, "LOVELESS FIRST ADDITION"

Tax Parcel Number(s): 4492-000-011-0004/P83356

Lot 11, "LOVELESS FIRST ADDITION," as per plat recorded in Volume 14 of Plats, page 42, records of Skagit County, Washington.

Dated September 25, 2008

The estate of Earl A. Wales, deceased

Robert W. Wales, Executor
By: Robert W. Wales, Executor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

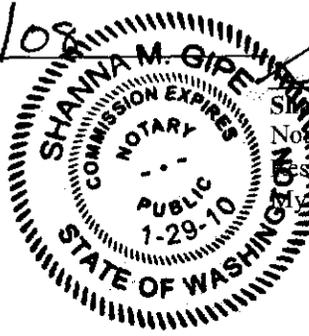
3211
SEP 30 2008

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By MM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert W. Wales is/are the person(s) who appeared before me, and said person(s) acknowledge he signed this instrument, on oath stated he is/are authorized to execute the instrument and acknowledge that as the Executor of The estate of Earl A. Wales, deceased to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/26/08



Shanna Gipe
Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 1/29/2010

EXHIBIT "A"

Agreement contained in Contract recorded September 12, 1977 under Auditor's File No. 860341, as follows:

"Purchaser agrees to grant Seller an easement for suitable width and in a suitable location to allow the installation and maintenance of a sewer line to connect Seller's residence to the nearest sewer line."

EASEMENT AND PROVISIONS CONTAINED THEREIN:

| | |
|----------------|---|
| Grantee: | Puget Sound Power & Light Company |
| Dated: | March 5, 1987 |
| Recorded: | March 18, 1987 |
| Auditor's No.: | 8703180039 |
| 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 7 feet parallel and adjoining the street frontage of all lots and tracts |

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

| | |
|------------------------|-------------------------|
| Plat/Subdivision Name: | Loveless First Addition |
| Recorded: | September 23, 1987 |
| Auditor's No.: | 8709230006 |

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, the Continental Telephone Company of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County and Nationwide Cablevision, Inc., and their respective successors and assigns; under and upon the exterior seven 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 television service; together with the right to enter upon the lots at all times for the purposes stated
2. The right of the public to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and parks over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and parks shown hereon.
3. Easement for utility purposes affecting the exterior 7 feet parallel and adjoining the street frontage of all lots in plat.

COVENANT AND AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

| | |
|----------------|---|
| Between: | Dujardin Development Company |
| And: | The City of Mount Vernon |
| Dated: | October 26, 1988 |
| Recorded: | October 31, 1988 |
| Auditor's No.: | 8810310078 |
| Regarding: | Changing the use of Lots 1 through 20 from mobile home lots to lots for single family dwellings |



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

Between: City of Mount Vernon, a Municipal Corporation
And: Dujardin Development
Dated: November 17, 1989
Recorded: November 21, 1989
Auditor's No.: 8912210007
Affects: Lots 4, 6, 8, 23, 24, 25 and 27

By said instrument, the City of Mount Vernon also acknowledged payment of \$3,697.19.

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

Between: City of Mount Vernon, a Municipal corporation
And: Dujardin Development
Dated: September 15, 1989
Recorded: October 4, 1989
Auditor's No.: 8910040076

By said instrument the City of Mount Vernon also acknowledged payment of \$6,338.04.



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