

When recorded return to:

Clarita Navidad
3022 Withers
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B94985



200810140094
Skagit County Auditor

10/14/2008 Page 1 of 2 1:45PM

Statutory Warranty Deed

B94985 E

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Thomas L. Boucher and Carol L. Boucher, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Clarita Navidad, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 24, "LOVELESS FIRST ADDITION"

Tax Parcel Number(s): P83369, 4492-000-024-0009

Lot 24, "LOVELESS FIRST ADDITION", as per plat recorded in Volume 14 of Plats, pages 42 and 43, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions, and easements as set forth in Schedule B-1 attached hereto and made a part hereof.

Dated 10-8-08

[Signature]
Thomas L. Boucher

[Signature]
Carol L. Boucher

3371
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 14 2008

STATE OF Washington }
COUNTY OF Skagit } SS: Utah
Grand

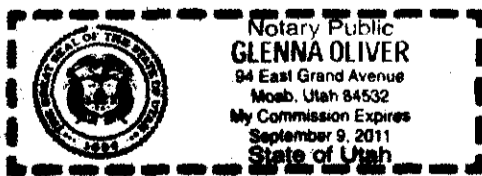
Amount Paid \$ 2052.00
Skagit Co. Treasurer
By mum Deputy

I certify that I know or have satisfactory evidence that Thomas L. Boucher and Carol L. Boucher, 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: 10-8-08

[Signature]

Notary Public in and for the State of Washington
Residing at Sedro Woolley, Moab, Utah
My appointment expires: 10/09/2010 9-9-2011



Schedule "B-1"

EXCEPTIONS:

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."

B. 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

C. 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.

D. 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

E. 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.

