



200904300093

Skagit County Auditor

4/30/2009 Page

1 of

5 10:18AM

**Document Title:**

QUIT CLAIM DEED

**Reference Number:**

P102997

**Grantors:**

1. Danford A. Richardson
2. Viola A. Richardson

**Grantee:**

1. Viola A. Richardson

**Abbreviated legal description:**

Lot 25, "Little Mountain Addition No. 2", as per Plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, Records of Skagit County Washington.

**Assessor Parcel / Tax ID Number:**

P102997

1223  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 30 2009

Amount Paid \$  
By Skagit Co. Treasurer  
Deputy

AFTER RECORDING MAIL TO:

K. Garl Long  
1215 S. Second Street, Suite A  
Mount Vernon, Washington 98273

FILED FOR RECORD AT REQUEST OF:

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**QUIT CLAIM DEED**

**GRANTORS:** Danford A. Richardson and Viola A. Richardson  
**GRANTEE:** Viola A. Richardson

**LEGAL DESCRIPTION:** SEE BELOW

**ASSESSOR'S PROPERTY  
TAX PARCEL OR  
ACCOUNT NO:** P102997

GRANTORS, **Danford A. Richardson and Viola A. Richardson**, convey and quit claim to **Viola A. Richardson** as her sole and separate property, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Lot 25, "Little Mountain Addition No. 2", as per Plat recorded in Volume 15 of Plats, pages 81 through 83, inclusive, Records of Skagit County, Washington.

Subject to easements, covenants, restrictions and reservations as described in Exhibit A, which is attached hereto and incorporated herein by this reference.

All situate in the County of Skagit, State of Washington.

DATED this 28<sup>th</sup> day of April, 2009.

Viola A. Richardson  
Viola A. Richardson, Grantor

Danford A. Richardson  
Danford A. Richardson, Grantor

QUIT CLAIM DEED - 1



200904300093  
Skagit County Auditor

4/30/2009 Page 2 of 5 10:18AM

STATE OF WASHINGTON )

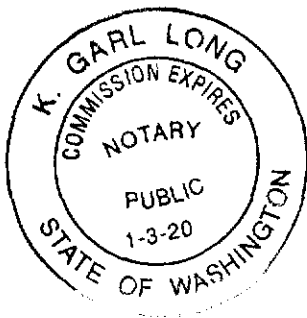
) ss.

COUNTY OF SKAGIT )

*Viola A. Richardson and*

On this 28<sup>th</sup> day of April, 2009, personally appeared before me <sup>✓</sup>**Danford A. Richardson**, to me known to be the individual described in and who executed the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the date and year above written.



*[Signature]*  
Signature of Notary Public

Notary Public in and for the state of Washington  
Residing at Mount Vernon  
My commission expires \_\_\_\_\_



200904300093

Skagit County Auditor

Order No. 44741

EXHIBIT "A"  
SCHEDULE "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Recorded:  
Auditor's No.:  
As Follows:

DECEMBER 8, 1989  
8912080068

Property shall not at any time be used for a Retirement Center or Senior Housing Project.

Said Restriction is also shown on the face of the Plat.

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

- Private Drainage Easement: 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 easement established and granted herein, shall be the responsibility of the cost 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.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between:

City of Mount Vernon, a Municipal Corporation

And:

Alvin Rainbolt and Judy A. Rainbolt

Dated:

JUNE 30, 1992

Recorded:

AUGUST 18, 1992

Auditor's No.:

9206180004

Regarding:

Formation of Local Improvement District

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200904300093  
Skagit County Auditor

4/30/2009 Page 4 of 5 10:18AM

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EX140260438

Order No. 44741

SCHEDULE "B-1"

D. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power & Light Company, Inc.; \*\* and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, 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 privileges herein granted.

\*\* Cascade Natural Gas Corporation; Contel of the Northwest and T.C.I. Cablevision of Washington, Inc.

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

Purpose: Utilities  
Affects: Front 7 feet adjacent to all streets

F. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: SEPTEMBER 14, 1993  
Recorded: SEPTEMBER 21, 1993  
Auditor's No.: 9309210090  
Executed by: Alvin Rainbolt and Judy A. Rainbolt

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

Purpose: Water Easement  
Affects: Easterly 10 feet

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200904300093  
Skagit County Auditor

4/30/2009 Page

5 of

5 10:18AM

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