

When recorded return to:

Mr. and Mrs. Timothy D. Porter
3017 Withers Place
Mount Vernon, WA 98273



200909290147
Skagit County Auditor

9/29/2009 Page 1 of 3 3:53PM

Recorded at the request of:

File Number: 98219

Statutory Warranty Deed

THE GRANTOR Viola A. Richardson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy D. Porter and Danelle M. Porter, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

Abbreviated Legal:

Lot 25, "LITTLE MOUNTAIN ADDITION NO. 2"

98219-1

Tax Parcel Number(s): P102997, 4601-000-025-0004

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 easments, restrictions or other exceptions hereto attached as Exhibit A

Dated 9-24-09

Viola A. Richardson
Viola A. Richardson

2464
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 29 2009

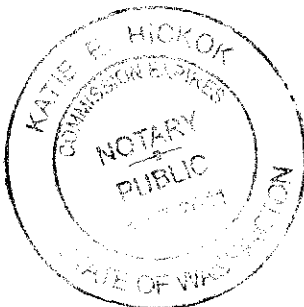
Amount Paid \$ 4045.60
Skagit Co. Treasurer
By *[Signature]* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Viola A. Richardson, 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: 9-28-09

[Signature]
Notary Public in and for the State of Washington
Residing at MT Vernon
My appointment expires: 1/07/2011



Order No: 98219

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Recorded: December 8, 1989
Auditor's No: 8912080068
As Follows: 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. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Little Mountain Addition No. 2
Recorded: May 5, 1993
Auditor's No: 9305050045

Said matters include but are not limited to the following:

1. Private Drainage Easement;
2. 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;
3. 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;
4. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.
5. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County; Puget Sound Power and Light Company, Inc.; Cascade Natural Gas Corporation; Contel of the Northwest and T.C.I. Cablevision of Washington, 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 and 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.
6. Easement as delineated and/or dedicated on the face of the plat:

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



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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: 9208180004
Regarding: Formation of Local Improvement District

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

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



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