



201004160029  
Skagit County Auditor

4/16/2010 Page 1 of 3 10:38AM

When recorded return to:

Jason T. Buck  
3402 Trumpeter Drive  
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 99261

### Statutory Warranty Deed

99261-1  
GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR Doreen DeLong, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jason T. Buck, a single person the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:  
Lot 59, "TRUMPETER I"

Tax Parcel Number(s): P80627, 4371-000-059-0003

Lot 59, "TRUMPETER I", according to the plat recorded in Volume 12 of Plats, pages 6 and 7, records of Skagit County, Washington; and as delineated on instrument entitled "Monumentation Revisions to Trumpeter I", recorded September 19, 1979 under Auditor's File No. 7909190007, in Volume 2 of Surveys, page 188, records of Skagit County, Washington;

EXCEPT mineral rights as reserved by the State of Washington by Deed recorded under Auditor's File No. 64282, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated April 12 2010

Doreen DeLong  
Doreen DeLong

1017  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 16 2010

Amount Paid \$ 4081.20  
Skagit Co. Treasurer  
By JMM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Doreen DeLong, 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: 4-14-10

Katie E. Hickok

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



Exhibit A

**EXCEPTIONS:**

A. Reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 64282, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington, or its successors, subject to payment of compensation therefore, to acquire rights-of-way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in Deed referred to above.

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

Plat/Subdivision Name: Trumpeter I  
Recorded: February 15, 1978  
Auditor's No: 873820

Said matters include but are not limited to the following:

1. Rights of the public reserved in the Dedication of the plat of Trumpeter I to make all necessary slopes for cuts and fills upon the lots shown on this plat in the original reasonable grading of the streets shown hereon.
2. An easement is hereby reserved for and granted to the Puget Sound Power & Light Company, the Continental Telephone Company of the Northwest, and Nationwide Cablevision, and their respective successors or assigns, under and upon the exterior seven (7) 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 and television service, together with the right to enter upon the lots at all times for the purposes stated.

An easement is also hereby reserved for and granted to the City of Mount Vernon, and the Skagit County Public Utility District No. 1, under and upon those Easements shown hereon, and Tracts "A", "B", "C", "D" and "E", in which to install, lay, construct, renew, operate and maintain underground conduits, sewers, storm sewers, ditches and water mains, with necessary appurtenances for the purpose of serving the subdivision and other property with sewage, drainage and water facilities, together with the right to enter upon the tracts and easements at all times for the purposes stated.



201004160029  
Skagit County Auditor

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

Dated: April 20, 1978  
Recorded: May 24, 1978  
Auditor's No: 880177  
Executed by: Mount Vernon Projects, Inc.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED:

Recorded: December 22, 1980 and January 10, 1990  
Auditor's Nos.: 8012220040 and 9001100086

D. Conveyance of the water system within the Plat of "TRUMPETER I", to Public Utility District No. 1 of Skagit County, as disclosed by Bill of Sale recorded March 20, 1979, under Auditor's File No. 7903200049.

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

Between: City of Mount Vernon, a municipal corporation  
And: Nordic Construction  
Dated: May 30, 1984  
Recorded: June 4, 1984  
Auditor's No: 8406040013  
Providing: Right to connect to City sewer  
Affects: Includes other property



201004160029  
Skagit County Auditor