

201006250113
Skagit County Auditor

6/25/2010 Page 1 of 3 3:46PM

When recorded return to:

Alan R. Williams and Phyllis J. Williams
801 S. 22nd Place
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 99350

Statutory Warranty Deed

99350-1
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Baltazar Rocha, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alan R. Williams and Phyllis J. Williams, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 10, "SPRING TREE"

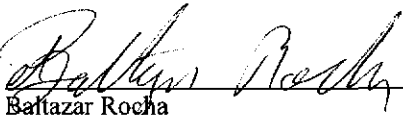
Tax Parcel Number(s): P90481, 4541-000-010-0000

Lot 10, "SPRING TREE", according to the plat thereof, recorded in Volume 14 of Plats, page 142 and 143, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto


Dated

6-24-10


Baltazar Rocha

1901
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 25 2010

Amount Paid \$ 3778.60
Skagit Co. Treasurer
By  Deputy

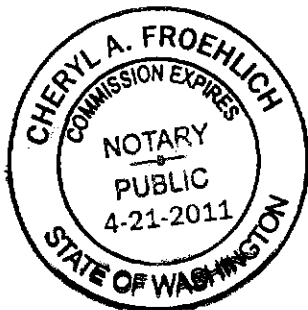
STATE OF Washington

COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Baltazar Rocha, 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:

6-24-10



Notary Public in and for the State of

Washington

Residing at, Burlington

My appointment expires: 1-07-2011

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 99350
7 of 12

SCHEDULE "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Spring Tree
Recorded: July 31, 1990
Auditor's No: 9007310062

Said matters include but are not limited to the following:

1. Right of the public to make necessary slopes for cuts and fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
2. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power & Light Company, Continental Telephone Co. of the Northwest, Cascade Natural Gas Corporation, and TCI Cablevision of Washington 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.
3. Easement for drainage affecting Lots 3-9, 12, 13 and 17-27.
4. Easement for sanitary sewer affecting Lot 9.
5. Easement for power and waterline affecting Lots 2, 3, 23 and 24.
6. Easement for waterline affecting Lots 11 and 12.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: March 5, 1990
Recorded: March 26, 1990
Auditor's No.: 9003260062
Purpose:

Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

Within the street rights-of-way, to be constructed, and exterior 10 feet of lots to be platted.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Co.



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

Recorded: August 8, 1990
Auditor's No.: 9008080112
Executed By: Private Properties, Inc.

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

Recorded: November 6, 1990
Auditor's No.: 9011160030
Executed By: Private Properties, Inc.

