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When recorded return to:

Mr. and Mrs. Wayne J. King 919 South 30th Street Mount Vernon, WA 98274

Filed for Record at Request of Wells Fargo Escrow Company Escrow Number: 04-02655-10

Grantor: Claus Bros, LLC

Grantee: Wayne J. King and Lola King

Tax Parcel Number(s): P108564 4672-000-010-0000 Abbreviated Legal:

Lot 10, "Plat of East Section Heights."

GUARDIAN NORTHWEST TITLE CO.

99843 -1

Statutory Warranty Deed

THE GRANTOR Claus Bros, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Wayne J. King and Lola King, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 10, "Plat of East Section Heights."

Lot 10, "Plat of East Section Heights," as per plat recorded in Volume 16 of Plats, pages 98 through

100, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Dated July 8,2010

JUL 0 9 2010

Amount Paids 3342.5

Claus Bros, LLC

By James E. Claus, Member

By: Robert S. Claus, Member

STATE OF	}	The second secon
COUNTY OF	} SS:	
I certify that I know or have sati	sfactory evidence that Claus Bros, LLC	
signed this instrument and acknow		he/she voluntary act for the uses
and purposes mentioned in this in	strument.	
Dated:		
	Shanna M. Brown	

Notary Public in and for the State of Washington

Residing at: Everett

My appointment expires: 1/29/2014

ACKNOWLEDGEMENT

ATTACHED TO AND MADE A PART OF: Statutory Warranty Deed

STATE OF Washington	.}	
COUNTY OF Skagit	.} SS:	
I certify that I know or have satisfactory evidence that	James E. Claus and Robert S. Claus	
	are the persons who appeared before	
	Brothers, LLC	
to be the free and voluntary act of such party(ies) for	or the uses and purposes mentioned in this instrument.	
Dated: 07/08/2010	1000	
Shanna M. Brown		
	otary Public in and for the State of Washington	
N R. R. M.	esiding at Everett	
M / MANAGER	ly appointment expires: 1/29/2014	

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EXHIBIT "A"

- 7. Know all men by these presents that Danny D. O'Neill and Debra L. O'Neill, husband and wife and Joseph D. Woodmansee and Kimberly A. Woodmansee, husband and wife, and Washington Federal Savings, owners in the fee simple or contract purchaser and/or mortgage holder or lien holder, of the land hereby platted, declares this plat and dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.
- 8. Building set-back lines
- 9. Easement for sidewalk, utilities, ingress, egress and drainage.



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EXHIBIT "A"

NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By:

Danny D. O'Neill and Debra L. O'Neill, husband and wife; and

Joseph D. Woodmansee and Kimberly A. Woodmansee, husband

and wife

Regarding:

Agreement to join and participate in the formation of a Local

Improvement District or any Road Improvements Project

sanctioned by City of Mount Vernon, and not to oppose or protest

assessments therefor.

Dated:

April 5, 1996

Recorded:

April 11, 1996

Recording No:

9604110037

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

Plat/Subdivision Name:

East Section Heights

Recorded:

April 11, 1996

Auditor's No: 9604110070

Said matters include but are not limited to the following:

1. This plat is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents recorded under Skagit County Auditor's File Nos. 9507180069, 9507180070, 9508020069, 9511060109, 9507280019 and 9508240024.

2. Any lot within this subdivision will become subject to impact fees payable upon issuance of a building

3. All maintenance and construction of private roads is the responsibility of the lot owners and the responsibility shall be shared equally by owners based on usage

4. Utility Sources:

Telephone

G.T.E.

Power Television **Puget Power**

Storm

TCI Cablevision City of Mount Vernon

Sewer

City of Mount Vernon

Water

Public Utilities District No. 1

5. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. I, Puget Power, G. T. E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 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.

6. 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 easements established and granted herein shall be the responsibility of, and the costs 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.

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