

When recorded return to:

Mr. and Mrs. Jesus Manzo
3307 E. Section Street
Mount Vernon, WA



201107150081
Skagit County Auditor

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-03010-11

7/15/2011 Page 1 of 3 2:00PM

Grantor: William Krieger, Jannette Krieger and LaVerne Krieger
Grantee: Jesus Manzo and Yolanda Manzo

Tax Parcel Number(s): P116321

Abbreviated Legal: Lot 7, Autumn Ridge

CHICAGO TITLE
620013389

Statutory Warranty Deed

THE GRANTORS William Krieger and Jannette Krieger, Husband and Wife, and LaVerne Krieger, a Single Person, each as their separate estate. for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jesus Manzo and Yolanda Manzo, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 7, Plat of Autumn Ridge, according to the plat thereof, recorded December 1, 1999, under Auditor's File No. 199912010085, records of Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated July 15, 2011

William Krieger
William Krieger
LaVerne Krieger
LaVerne Krieger

Jannette Krieger
Jannette Krieger

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2120
JUL 15 2011

Amount Paid \$ 4597.⁴⁰
Skagit Co. Treasurer
By man Deputy

STATE OF Washington)
COUNTY OF Skagit) SS:

I certify that I know or have satisfactory evidence that William Krieger, Jannette Krieger and LaVerne Krieger are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/15/11

Shanna M. Brown

Shanna M. Brown
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/29/2014

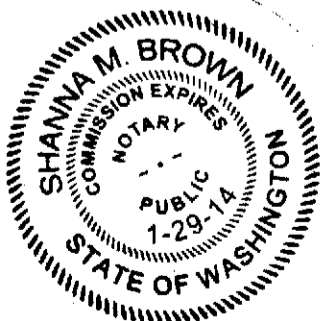


EXHIBIT "A"

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: The City of Mount Vernon
Purpose: Sewer
Recording Date: July 12, 1999
Recording No.: 9907120080
Affects: Portion of said premises

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: June 18, 1999
Auditor's No(s): 9906180016, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Utility systems for the transmission, distribution and sale of gas and electricity
Affects: Portion

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 6, 1999
Auditor's No(s): 9907060032, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Utility systems for the transmission, distribution and sale of gas and electricity
Affects: Portion

Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;
For: Sanitary sewer
Affects: The West 20 feet of Lots 3, 4 and 7

Easement delineated on the face of said plat;
For: Ingress, egress, utilities and sewer
Affects: The West 20 feet of Lot 7

Easement delineated on the face of said plat;
For: Access to City of Mt. Vernon
Affects: The South 120 feet of Lot 7

Easement delineated on the face of said plat;
For: Off-site sewer
Affects: Portion of the West 10 feet of Lot 7



Private drainage easement contained on the face of said plat, as follows:

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 easement for emergency purposes at its own discretion.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, 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 all lots and tracts as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereof, 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. Property owner is prohibited from building improvements within this easement unless approval has been granted by the city engineer.

Notes on the face of said plat, as follows:

All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.

Prior to issuance of a building permit on Lot 8, landscaping acceptable to C.E.D.D. shall be installed to buffer the detention pond area.

Sewer credit. Pursuant to Ordinance No. 2386, Section 98, each dwelling unit in this plat shall receive a one-time credit of \$900.00 to be applied toward a capacity charge of the sewer connection fees.

Building setbacks, as follows:

Front: 25' along Digby and Section
20' at Lots 2, 3, 4, 7 and 8
Side: 5' minimum, with combined total no less than 15'
Rear: 20'

Exceptions and reservations as contained in instrument;

Recorded: April 17, 1921
Auditor's No.: Volume 44 of Deeds, page 499, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, husband and wife
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals, with right of entry to take and remove the same



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Skagit County Auditor