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11/12/2020 11:50 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

Jones Butler Dolan, PS
P.O. Box 2784
Mount Vernon, WA 98273
360-336-2939

SKAGIT COUNTY WASHINGTON
REAL ESTATE TAX

NOV 12 2020

Amount Paid \$
By Skagit Co. Treasurer Deputy

QUIT CLAIM DEED

GRANTOR: Clark W. Miner, a married man.

GRANTEE: Clark W. Miner and Sydna J. Hagen, husband and wife, as their community property.

ADDRESS: 1514 South 18th Street
Mount Vernon, Washington 98274

LEGAL DESCRIPTION: (0.1900 ac) LOT 1 OF SHORT PLAT MV 9-94
AF#9512290024 NE1/4 NE1/4, SECTION 29, TOWNSHIP
34 NORTH, RANGE 4 EAST, W.M..

PARCEL NUMBER: P28193
340429-1-049-000

REFERENCE: 200506090129

SUBJECT TO: Rights, reservations, covenants, conditions, easements and restrictions of record.

DATED: This 19th day of October, 2020.

Clark W. Miner
CLARK W. MINER

STATE OF WASHINGTON)
) ss:
COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that Clark W. Miner is the individual who appeared before me, and he acknowledged that he was authorized to execute this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: This 19th day of October, 2020.

Rosie Gates Malone

ROSIE GATES-MALONE
Notary Public
In and for the State of Washington
My appointment expires: 03-05-2021

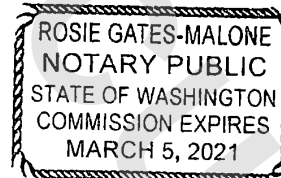


EXHIBIT "A"

Schedule "B-1" Exceptions

A. Restrictions contained in Deed dated July 7, 1954, from I.M. Giller and Luthera R. Giller, husband and wife, to Lawrence H. Bates and Phyllis L. Bates, husband and wife. That no more than two single family one-story dwellings houses, costing no less than \$8,000 each at the time of erection and construction, together with the usual and normal outbuildings, including automobile garage, which shall harmonize in color, style and architectural design may be erected upon said premises.

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

Short Plat No.:	MV - 9 - 94
Recorded:	December 29, 1995
Auditor's No:	9512290021
(Copy attached)	

Said matters include but are not limited to the following:

1. An Easement is hereby reserved for and granted to Puget Sound Power and Light, GTE Northwest, Cascade Natural Gas, the Public Utility District No. 1, TCI Cablevision and The City of Mount Vernon, and their respective successors and assigns under and upon the exterior seven (7) feet parallel and adjacent to front boundaries of Cummings Short Plat MV-9-94 as shown hereon, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures and appurtenances attached there to, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lot of 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.
2. All maintenance and construction of Private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
3. Short Plat number and date of approval shall be included in all deeds and contracts.
4. Water is available by Skagit County Public Utility District No. 1
5. Sewage Disposal by Mount Vernon City Sewer.
6. All lots within this Short Plat are subject to impact fees payable upon issuance of a building permit.
7. 5 foot concrete sidewalk
8. 7 foot utility easement abutting S. 18th Street (Burch Road) and/or sidewalk noted above.
9. Location and/or use of Gravel driveway
10. Location of Wood Shed.
11. Delineation of cleared area(s) and/or landscaped area(s).