

AFTER RECORDING MAIL TO:
LOUIS AUTO GLASS INC.
1512 W. STATE ST.
BELLINGHAM, WA 98225

KATHY HILL
SKAGIT COUNTY AUDITOR

'97 JUN -3 AM 1:30

RECORDED _____ FILED _____
REQUEST OF _____

9706030030

Filed for Record at Request of
FIRST AMERICAN TITLE INSURANCE COMPANY
Escrow Number: 25662

FIRST AMERICAN TITLE CO.
51548

Statutory Warranty Deed

Grantor(s): RANDY L. ALDRIDGE, AVA D. ALDRIDGE
Grantee(s): LOUIS AUTO GLASS INC.
Abbreviated Legal: SECTION 17, TOWNSHIP 34, RANGE 4, PTN. SW-NE, AKA PTN. TRACTS
A, C AND D, SP #MV--
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 340417-1-013-0000, 340417-1-013-0802

THE GRANTOR RANDY L. ALDRIDGE, and AVA D. ALDRIDGE, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to LOUIS AUTO GLASS INC., a Washington corporation
the following described real estate, situated in the County of SKAGIT, State of Washington:
LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A", AND MADE A PART
THEREOF.

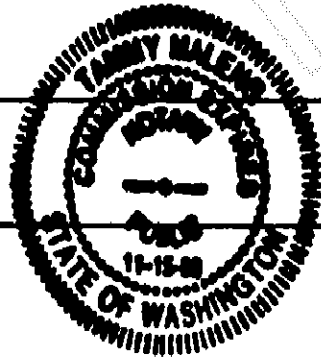
SUBJECT TO: Exhibit "B" attached hereto and made a part thereof

Dated this 20th day of May, 1997

By Randy L. Aldridge
RANDY L. ALDRIDGE

By Ava D. Aldridge
AVA D. ALDRIDGE

STATE OF WASHINGTON }
County of WHATCOM } SS:



I certify that I know or have satisfactory evidence that RANDY L. ALDRIDGE
and AVA D. ALDRIDGE

are the person s who appeared before me, and said person s acknowledged that ~~we~~ they
signed this instrument and acknowledge it to be ~~their~~ their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: 5-28-97

18365
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

Tammy Maleng
TAMMY MALENG
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 11/15/98

JUN - 3 1997

Amount Paid \$ 3,577.80
By KA Skagit Co. Treasurer Deputy

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EXHIBIT "A"

The land referred to herein is situated in the County of SKAGIT, State of Washington, and is described as follows:

PARCEL A:

Tract D of Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, in Volume 5 of Short Plats, Page 26, under Auditor's File No. 8101210002, records of Skagit County, Washington, being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 40 feet of said Tract "D".

PARCEL B:

The East 15 feet of Tract A of Skagit County Short Plat No. MV-4-81, approved January 20, 1981 and recorded January 21, 1981, in Volume 5 of Short Plats, Page 26, under Auditor's File No. 8101210002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 155 feet of said Tract "A".

PARCEL C:

The West 15 feet of Tract C of Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, in Volume 5 of Short Plats, Page 26, under Auditor's File No. 8101210002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M., EXCEPT the South 155 feet of said Tract "C".

PARCEL D:

A non-exclusive easement for ingress, egress and utilities, over and across the East 15 feet of the South 155 feet of Tract A of said Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, in Volume 5 of Short Plats, Page 26, under Auditor's File No. 8101210002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

PARCEL E:

A non-exclusive easement for ingress, egress and utilities over and across the West 15 feet of the South 155 feet of Tract C of Skagit County Short Plat No. MV-4-81, approved January 20, 1981, and recorded January 21, 1981, under Auditor's File No. 8101210002, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

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EXHIBIT "B"

EXCEPTIONS:

A. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.:
As Follows:

MV-4-81

1. Short Plat number and date of approval shall be included in all Deeds and Contracts.
2. Sewage Disposal by Mount Vernon City Sewer
3. Water by Skagit County Public Utility District No. 1
4. Tract "D" shall not as a result of this Short Plat be construed to have become an approved separate building site and shall be considered as a future boundary adjustment by its conveyance to **

* the adjacent owners of either Tracts "A", "B" or "C", EXCEPT that upon the provision of adequate access and utility easements to College Way, satisfactory to the City Engineer, and specific written and recorded approval is granted by said City Engineer and approved as to form by the City Attorney, said Tract "D" may then become an approved building site also.

(NOTE: As per instrument recorded August 25, 1988 under Auditor's File No. 8808250052, said Tract "D" has been approved as a building site.)

5. Construction of those minimum improvements as stipulated in Section 16.52.034, Short Plats and Subdivisions, shall be required along College Way adjacent to Tracts "A", "B" and "C" as a condition of any building permit or future subdivision.

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

Between:	Alvin R. Aiken
And:	City of Mount Vernon
Dated:	SEPTEMBER 1, 1981
Recorded:	SEPTEMBER 2, 1981
Auditor's No.:	8109020015

By said instrument the City of Mount Vernon also acknowledged payment of \$545.93

Affects Tract "D"

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EXHIBIT "B" CONTINUED

C. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: Alvin R. Aiken and Eleanor E. Aiken,
husband and wife
Recorded: SEPTEMBER 1, 1989
Auditor's No.: 8909010091
As Follows: The above described property will be
combined or aggregated with contiguous *

* property owned by the purchaser. This boundary adjustment is not
for the purposes of creating an additional building lot.

Affects Parcel B and Parcel C

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