

AFTER RECORDING MAIL TO:
Anna M. Jacintho
828 Hoag Road
Mount Vernon, WA 98273



200202280111
Skagit County Auditor

2/28/2002 Page 1 of 2 11:45AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-100347-E

LAND TITLE COMPANY OF SKAGIT COUNTY **Statutory Warranty Deed**

Grantor(s): Kirk M. Campbell, Susan D. Musselman
Grantee(s): Anna M. Jacintho
Abbreviated Legal: Lot 2, records of Skagit County, WA, 17, 34, 4
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340417-2-005-0200/P104588

THE GRANTOR KIRK M. CAMPBELL and SUSAN D. MUSSELMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANNA M. JACINTHO, a Single Woman the following described real estate, situated in the County of Skagit, State of Washington: See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

Dated this 26th day of February, 2002

By Kirk M. Campbell
Kirk M. Campbell

By Susan D. Musselman
Susan D. Musselman

STATE OF WASHINGTON }
County of Skagit } SS:

#806
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By FEB 26 2002

By Deputy
Amount Paid \$2385.20
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Kirk M. Campbell and Susan D. Musselman is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: February 28th, 2002

Carrie Huffer
Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003

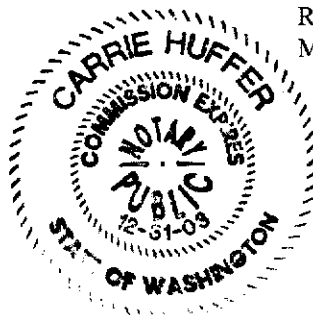


Exhibit A

Lot 2 of Short Plat No. MV-1-98, located in the Northeast ¼ of the Northwest ¼ of Section 17, Township 34 North, Range 4 East, W.M., approved March 9, 1999 and recorded in Volume 14 of Short Plats, pages 6 and 7, under Auditor's File No. 9903110041.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-100347-E

EXCEPTIONS:

A. Private drainage easement provisions as set forth on face of Short Plat, as follows:

"An Easement for the purpose of conveying local stormwater runoff is hereby granted in favor of the owners of Lot 2 in the areas designated as private drainage easement. The maintenance of private drainage easement established and granted herein shall be the responsibility of, the costs thereof shall be by, the present and future owners of Lot 2 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."

B. Utility easement provisions as set forth on face of Short Plat, as follows:

"An easement is hereby reserved for and granted to The City of Mount Vernon, PUD No. 1 of Skagit County, Puget Sound Energy, Cascade Natural Gas Corp., GTE, and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior seven (7) feet of all lots and tracts abutting public right of way, 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer."

C. Easement for sanitary sewer purposes 10 feet in width over the Southerly portion of Lot 1 as delineated on the face of the Short Plat.

D. Notes as set forth on face of Short Plat, as follows:

1. Impact Fees Notice: All lots within this subdivision are subject to impact fees, payable upon issuance of a building permit.
2. Short Plat Number and date of approval shall be included in all deeds and contracts.

E. Building set back as set forth on face of Short Plat.

F. Any question that may arise due to the location of fences as disclosed by Short Plat MV-1-98, recorded in Volume 14 of Short Plats, page 7, under Auditor's File No. 9903110041.

Kmc
SJDM

