

AFTER RECORDING MAIL TO:  
Richard Hapner  
2319 Earl Court  
Mount Vernon, WA 98273



200212300196  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-00757-02

FIRST AMERICAN TITLE CO.

72001

**Statutory Warranty Deed**

Grantor(s): The Great American Dream, Inc., dba Landmark Building and Development

Grantee(s): Richard A. Hapner and Susan E. Hapner

Abbreviated Legal:

Lot 34, Jasmine Place

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4791-000-034-0000 (P118992)

THE GRANTOR The Great American Dream, Inc., dba Landmark Building and Development, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard A. Hapner and Susan E. Hapner, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 34, Plat of "Jasmine Place", as recorded February 28, 2002 under Skagit County Auditor's File No. 200202280026.

Subject To: Exhibit "A" hereto attached and made a part of.

Dated December 23, 2002

The Great American Dream, Inc., dba Landmark Building and Development

By: John Ellis, President

#6091  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 30 2002

Amount Paid \$ 2773.24  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that John Ellis

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized

to execute the instrument and acknowledge it as the President of The Great American Dream, Inc., dba Landmark Building and Development

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 12/30/02

Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/05

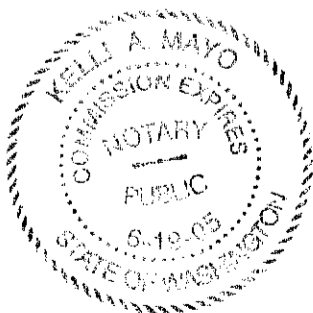


EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Recorded: March 5, 1991  
Auditor's No: 9103050066  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Recorded: August 24, 2001  
Auditor's No: 200108240008  
Purpose: A public sidewalk, together with the right to construct, maintain and replace said sidewalk, together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful or convenient for the enjoyment of the easement hereby granted

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Recorded: September 6, 2001  
Auditor's No: 200109060034  
For:

**Easement No. 1:** All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

**Easement No. 2:** A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

**Easement No. 3:** All areas located within a 10-foot perimeter of the exterior surface of all ground mounted vaults and transformers.

**Easement No. 4:** No vehicular access, parking or driven surfaces shall be located within a 5-foot perimeter of all of Grantee's ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds.

D. RESERVATIONS CONTAINED IN DEED

Executed by: W.M. Lindsey and Emma S. Lindsey, his wife  
Recorded: August 17, 1900  
Auditor's No: 34055  
As Follows: All coal and other minerals are reserved and excepted from this conveyance

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

Plat/Subdivision Name: Jasmine Place  
Recorded: February 28, 2002  
Auditor's No: 200202280026  
(Copy attached)

Said matters include but are not limited to the following:

1. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.
2. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Verizon Northwest, Cascade Natural Gas Corporation and AT&T Broadband and their respective successors and assigns under and upon the easements identified upon this plat of Jasmine Place, 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.



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EXHIBIT "A" CONT.

3. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation, its successors or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason on proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

4. All lots within this short plat are subject to impact fees payable on issuance of a building permit. Short plat number and date of approval shall be included in all deeds and contracts.

5. Side yard setbacks: minimum 5' the total of the two side yards shall be a minimum of 15 feet  
Front yard setbacks: minimum 20'  
Back yard setbacks: minimum 20'

6. Zoning - MTV-R-1, 6.0

7. Water - Skagit County PUD #1

8. Sewer - City of Mount Vernon

9. Power - Puget Sound Power & Light Company

10. Gas - Cascade Natural Gas Corporation

11. Cable TV - AT&T Broadband

12. Telephone - Verizon Northwest



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