

AFTER RECORDING MAIL TO:
Guy Wilson
822 N. 4th Street
Mount Vernon, WA 98273



200305050013
Skagit County Auditor

5/5/2003 Page 1 of 2 8:44AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 106227-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Tim Van Leeuwen and Carol Van Leeuwen
Grantee(s): Guy Wilson
Abbreviated Legal: Lot 1, Block 1, Papes Add.
Assessor's Tax Parcel Number(s): 3750-001-001-0003/P53970, P53970

THE GRANTOR TIM VAN LEEUWEN and CAROL VAN LEEUWEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GUY WILSON, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, Block 1, "PAPE'S ADDITION TO THE CITY OF MT. VERNON," as per plat recorded in Volume 3 of Plats, page 59, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

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

Dated May 2, 2003

Tim E. Van Leeuwen

Carol L. Van Leeuwen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2113

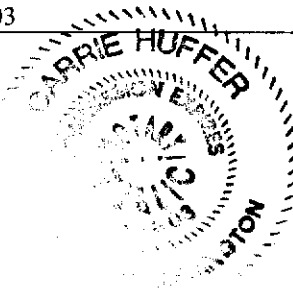
MAY 05 2003

Amount Paid \$ 2937.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Tim Van Leeuwen and Carol Van Leeuwen** the person(s) who appeared before me, and said person(s) 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: May 2, 2003



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

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:

Purpose:

The City of Mount Vernon, Washington, a Municipal Corporation
 To construct, or cause to be constructed, maintain, replace,
 reconstruct, and remove street and sidewalk facilities, with all
 appurtenances incident thereto or necessary therewith, in and
 across the said premises, and to construct or cause to be
 constructed, maintain, replace, reconstruct, and remove any and all
 utilities, including, but not limited to sanitary sewage facilities,
 storm drainage facilities, power transmission facilities, telephone
 communication facilities, cable television facilities, and any other
 utilities without limitation, with all appurtenances incident thereto
 and necessary therewith in, under any across the said premises, and
 to cut and remove from the said right of way any trees and other
 obstructions that may endanger the safety or interfere with the use
 of such facilities or appurtenances attached or connected therewith;
 and the right of ingress and egress to and over said premises at any
 and all times for the purpose of doing anything necessary or useful
 or convenient for the enjoyment of the easement hereby granted;
 and the right of conveyance of said easement and privileges.

Area Affected:

Beginning at the Northwest corner of Lot 1, "Pape's Addition to the
 City of Mount Vernon", as per plat recorded in Volume 3 of Plats,
 page 59, records of Skagit County, Washington; thence South
 01°09'50" East, along the West line of said Lot 1, a distance of 50.0
 feet to the Southwest corner of said Lot 1; thence East along the
 South line of said Lot 1 a distance of 3.0 feet; thence North
 01°09'50" West, a distance of 39.65 feet to a point of curve; thence
 along said curve to the right with a radius of 13.0 feet and a central
 angle of 51°44'46" a distance of 11.74 feet to a point on the North
 line of said Lot 1; thence North 89°42'10" West, along the North
 line of said Lot 1, a distance of 7.95 feet to the point of beginning.
 The above described parcel containing 166 sq. feet more or less.

Dated:

Recorded:

Auditor's No.:

October 8, 1985

November 5, 1985

8511050005

TL

aw



200305050013
Skagit County Auditor