

AFTER RECORDING MAIL TO:
LESSLEY MCKINNON
172 BRYN MAWR RD
CLAREMONT, CA 91711



200410130110
Skagit County Auditor

10/13/2004 Page 1 of 5 11:18AM

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-76158

LAND TITLE OF SKAGIT COUNTY 113575-S

Statutory Warranty Deed

Grantor(s): KILEY V. HALL and JENNIFER HOLEMAN HALL
Grantee(s): LESSLEY MCKINNON and CHRISTINE MCKINNON
Abbreviated Legal: LOT 23, PLAT OF GILBERT'S ADDITION
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4793-000-023-0000

THE GRANTOR KILEY V. HALL and JENNIFER HOLEMAN HALL, who acquired title as JENNIFER M. HOLEMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION AND AS PART OF AN I.R.C. SECTION 1031 TAX DEFERRED EXCHANGE in hand paid, conveys and warrants to LESSLEY MCKINNON and CHRISTINE MCKINNON, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Dated September 21, 2004

Kiley V. Hall
KILEY V. HALL

Jennifer Holman Hall
JENNIFER HOLEMAN HALL

5544
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

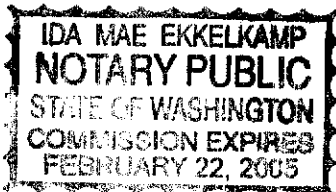
OCT 13 2004

Amount Paid \$ 3043.80
By [Signature] Skagit Co. Treasurer Deputy

STATE OF WASHINGTON }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **KILEY V. HALL and JENNIFER HOLEMAN HALL** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 7, 2004



Ida Mae Ekkelkamp
Ida Mae Ekkelkamp
Notary Public in and for the State of WASHINGTON
Residing at Mount Vernon
My appointment expires: 2/22/2005

EXHIBIT A

LOT 23, "PLAT OF GILBERT'S ADDITION," AS PER THE PLAT RECORDED ON
APRIL 30, 2002, UNDER AUDITOR'S FILE NO. 200204300099, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF
WASHINGTON.



EXHIBIT "A" CONTINUED

A. RESERVATIONS CONTAINED IN DEED:

From: W.M. Lindsey and Emma S. Lindsey, his wife
Recorded: April 17, 1902
Auditor's No.: 39602, in Volume 44 of Deeds, page 499
As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

(Affects all parcels)

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Electric transmission and distribution line
In Favor Of: Puget Sound Power & Light Company
Recorded: February 27, 1952
Auditor's No.: 472022
Affects: A strip of land the centerline of which is described as follows:

Beginning at a point on the North line of Secondary State Road, 697.25 feet East of the 1/4 corner between Sections 21 and 28, Township 34 North, Range 4 East, W.M.; thence North 2°0' East 331.2 feet; thence North 6°64' East 214.12 feet; thence North 33°30' East 343.2 feet; thence North 58°0' East to the East line of the above tract.

C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Thomas, Inc.
And: Wes Simpson
Dated: September 18, 1998
Recorded: September 28, 1998
Auditor's No.: 9809280117
Regarding: Maintenance of TRD-1000 Plant

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity

Area Affected:

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 road 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 (ten) feet 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 (five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholds.

Dated: October 23, 2001
Recorded: November 1, 2001
Auditor's No.: 200111010110



EXHIBIT "A" CONTINUED

E. Dedication contained on the face of the Plat, as follows:

"...dedicate to the use of public forever, the streets, avenues, and Tract "X" shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

F. Notes contained on the face of the Plat, as follows:

1. Description and exception information is from Land Title Company Subdivision Guarantee. Order No. S-95635, dated October 16, 2001;

2. For additional subdivision and meridian information, see Short Plat No. 8-80, recorded in Volume 4 of Short Plats, page 106, record of Survey Map recorded in Volume 11 of Surveys, pages 48-49, Plat of East Section Heights, recorded in Volume 16 of Plats, pages 98-100 and Plat of Maddox Creek P.U.D. Phase 1, recorded in Volume 16 of Plats, pages 121-130, all in records of Skagit County, Washington.

3. Zoning Classification: R-1, 9.6, single family residential.

This development is utilizing the new City of Mount Vernon cluster ordinance. Based upon the existence of critical areas and the City of Mount Vernon's desire to create developments utilizing a net density of four units per acre. The City Planning is allowing a reduction to the minimum allowable lot size for the R-1, 9600 zoning.

4. Set backs:

Front yard: 25 feet on arterial streets and 20 feet on all other streets. Buildings on corner Lots and through lots shall observe the minimum setback on both streets.

Side yard: Five feet. The total of the two side yards shall be a minimum of 15 feet.

Rear yard: 20 feet. Where a rear yard abuts an alley, accessory buildings such as garages and carports may be located within eight feet of the rear property line.

5. Sewage Disposal - City of Mount Vernon;

6. Storm Drainage - City of Mount Vernon;

7. Street Standard - City of Mount Vernon;

8. Water - Skagit County P.U.D. No. 1;

9. Power - Puget Sound Energy;

10. Telephone - Verizon Northwest;

11. Gas - Cascade Natural Gas;

12. Television Cable - AT&T Broadband;

13. Garbage Collection - City of Mount Vernon, Solid Waste Collection for lots shall be at the edge of the public right of way;

14. Meridian - Assumed;

15. Basis of Bearing: South line of the Southeast ¼ of Section 21, Township 34 North, Range 4 East, W.M. Bearing - North 89°48'37" East

16. Instrumentation: Leitz Set 4A Theodolite Distance Meter;

17. Survey Procedure: Field Traverse;

18. Wetland boundary line shown hereon is based upon field delineation by Northwest wetland solutions in February 2001.



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EXHIBIT "A" CONTINUED

19. All lots within the subdivision are subject to impact fees for school, fire bridge, parks and any other city impact fees, payable upon issuance of a building permit.
20. Siltation control devices may be required for each lot during construction or subsequent soil disturbance, see City of Mount Vernon Engineering Department for details.
21. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases or other instruments of record referred to in Land Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Nos. 200108070116, 39602, 472022 and 200111010110.
22. Homes shall be built on site and no modular or manufactured homes are permitted.
23. The delineated on-site wetlands together with the buffer area within Tract "X" are dedicated to the City of Mount Vernon, upon requests of the applicant. The dedication shall provide that the wetland property shall be available for enhancement for purposes of off-site wetland mitigation for other development projects. The right to enhancement shall be granted to the applicant and its successors in interest.
- G. Sidewalk and Utilities Easement as delineated and contained on the face of Plat, as follows:

"An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No.1 , Puget Sound Energy, Verizon Northwest, Cascade Natural Gas, Corp., and AT&T Broadband and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of this plat, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, appurtenances attached thereto, for the purpose of providing utility services and sidewalk 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."

