WHEN RECORDED RETURN TO:

Name:

Larry G Prewitt

Address:

1026 Vera Court

Mount Vernon, WA 98273



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LAND TITLE OF SKAGIT COUNTY

113637-S

Escrow Number: 8281

Filed for Record at Request of: Stewart Title of Snohomish County

STATUTORY WARRANTY DEED

The Grantor(s), Daniel A Jones and Kathryn G Jones, husband and wife* for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to Larry G Prewitt and Sharon A Prewitt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 47, Plat of Brittwood, as per plat recorded in Volume 15 of Plats, pages 31 and 32, records of Skagit County Washington.

Situate in the City of Mount Vernon, County of Skagit, state of Washington

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

OCT 13 2004

Amount Paid \$ 2634 40 Skagit Co Treasurer By Deputy

Assessor's Property Tax Parcel/Account Number: P100880

. 2004

Daniel a Jones b

Daniel A Jones Thomsey in fact Kathryn G Johes

STATE OF New York

Dated: October

) ss.

COUNTY OF Skagit SUBOLE

I certify that I know or have satisfactory evidence that Daniel A Jones and Kathryn G Jones are the persons who appeared before me, and said persons acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October __

__, 2004

Name:

Notary Public in and for the State of New York

My appointment expires:

KERRY P. CRAMER
Notary Public, State of New York
NO. 4994691
Qualified in Suffolk County
Commission Expires April 13,

ACKNOWLEDGMENT

ATTACHED TO and made a part
of Deed of Trust

<u> </u>	la. 7.1	
STATE OF	NEW /WC	SS:
County of	Sales - 1	,
On this	12 day of Ochd	before me personally appeared KATHRYW
-Join = 1		, to me known to be the individual described in and who
		her self and as Attorney in Fact for
DANIET		and acknowledged that she signed and
		ry act and deed for her self and also as
		in Fact for said principal for the uses and purposes therein of Attorney authorizing the execution of this instrument has
not been revoked a	and that the said principal is no	ow living, and is not incompetent.
	and and official seal the day at	nd year last above written.
(Seal)		- Blind Dero
	- C. (77	Notary Public in aud for the State of
	$\sim \sim $	Residing at
		My appointment expires:
		BELINDA RENDER
		NOTARY PUBLIC, State of New York
	, and a second s	Qualified in Sulfolk County

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SUBJECT TO

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and

The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution

system

Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces

located within the above described property being parallel to and coincident with the boundaries of all private/public street and road

right of way.

Recorded:

December 9, 1991

Auditor's No.:

9112090089

B. Conditions contained in the Dedication of said Plat, as follows:

"...dedicates to the use of the public forever, the streets and avenues 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."

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

This Plat is located within the floodplain of the Skagit River (Flood Zone AO1). Finished floor elevation may have to be elevated to comply with floodplain requirements. See City of Mount Vernon Building Officials for details.

D. Sewer Assessment Credit contained on the face of the Plat, as follows:

Each lot in this plat shall receive a one time credit in the amount of \$900.00 against the sewer capacity charge. This credit shall be given at the time of sewer permit issuance.

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

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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 for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

EXCEPTIONS CONTINUED:

F. Private Drainage Easement contained on the face of the Plat, as follows:

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the costs thereof shall be borne equally by, the present and future owners of the abutting property 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.

G. Note regarding Tract A as shown on the face of the Plat, as follows:

A strip of land to be conveyed to the City of Mount Vernon to be used for ingress and egress to Lot 19 and for utilities and pedestrian access to West Street. Lot 19 is to have full landscaping privileges of said strip upon approval by the City of Mount Vernon. No vehicular access is allowed to West Street from said strip.

H. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF:

Recorded:

March 27, 1992

Auditor's No.:

9203270023

Declarant:

Westside Associates, Limited Partnership

(copy attached)

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