

**AFTER RECORDING MAIL TO:**

Summit Bank  
Attn: Jim Bishop  
2120 Freeway Drive  
Mt. Vernon, WA 98273



200601110066  
Skagit County Auditor

1/11/2006 Page 1 of 2 11:35AM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B87045

**Statutory Warranty Deed**

Grantor(s): Michael P. Aiken and Cherri Aiken  
Grantee(s): Summit Bank  
Assessor's Tax Parcel Number(s): 340417-1-013-0505, P25882

FIRST AMERICAN TITLE CO.  
B87045E-2

THE GRANTOR Michael P. Aiken, and Cherri Aiken, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION as Part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to Summit Bank , a Washington Corporation the following described real estate, situated in the County of Skagit, State of Washington.

Tract "C" of Mount Vernon Short Plat No. MV-4-81, approved January 20, 1981, recorded January 21, 1981 in Volume 5 of Short Plats, page 26, under Auditor's File No. 8101210002 and being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 15 feet of said Tract "C", EXCEPT the South 155 feet thereof, as conveyed to Randy Aldridge by deed recorded September 1, 1989, under Auditor's File No. 8909010091,

ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded May 13, 1991, under Auditor's File No. 9105130037.

Subject to covenants, conditions, restrictions and easements, as per attached Exhibit "A"

Dated: 1/04/06

*Michael P. Aiken*

*Cherri Aiken*

Michael P. Aiken

Cherri Aiken

# 152  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 11 2006

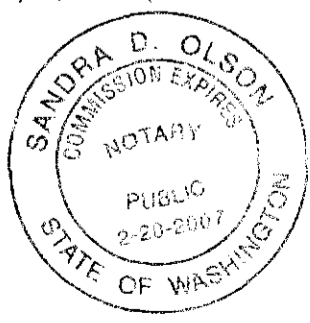
STATE OF Washington }  
COUNTY OF Skagit } SS:

Affirmed before me  
Skagit Co. Treasurer  
By *AS* Deputy

I certify that I know or have satisfactory evidence that Michael P. Aiken and Cherri Aiken, the persons 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.

Date: 1-10-06

*Sandra Olson*



Notary Public in and for the State of Washington  
Residing at Burlington Wa  
My appointment expires: 2-20-07

EXHIBIT "A"

EXCEPTIONS:

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: MV-4-81  
Recorded: January 21, 1981  
Auditor's No.: 8101210002

Said matters include but are not limited to the following:

1. Short Plat number and date of approval shall be included in all deeds and contracts.
2. Sewage disposal by Mount Vernon City Sewer.
3. Water by Skagit County Public Utility District No. 1.
4. Tract "D" shall not as a result of this Short Plat be construed to have become an approved separate building site and shall be considered as a future boundary adjustment by its conveyance to the adjacent owners of either Tracts "A", "B" or "C", EXCEPT that upon the provision of adequate access and utility easements to College Way, satisfactory to the City Engineer, and specific written and recorded approval is granted by said City Engineer and approved as to form by the City Attorney, said Tract "D" may then become an approved separate building site also.
5. Construction of those minimum improvements as stipulated in Section 16.32.034, Short Plats and Subdivisions, shall be required along College Way adjacent to Tracts "A", "B" and "C" as a condition of any building permit or future subdivision.

6. The Charge In Lieu of Assessment for each lot in this subdivision shall be:

Lots "A":	\$ 0.00
"B":	\$ 389.95
"C":	\$1,872.00
"D":	\$ 545.93

(This charge includes a credit for the installed lateral sewer line.)

A Standard Participation Contract must be executed and the said amount paid prior to the issuance of a sewer permit.

7. Seven (7) foot utility easement as delineated on said Short Plat.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: October 30, 1991  
Recorded: December 10, 1991  
Auditor's No.: 9112100105  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;  
Location: South 10 feet of subject property

C. STATUTORY WARRANTY DEED, AND THE TERMS AND CONDITIONS THEREOF:

Grantor: Alvin R. Aiken, et ux  
Grantee: State of Washington  
Dated: March 27, 1991  
Recorded: May 13, 1991  
Auditor's No.: 9105130037



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