



200610120009
Skagit County Auditor

10/12/2006 Page 1 of 3 9:17AM

AFTER RECORDING RETURN TO:
BOYER ESCROW CO., INC.
15044 BOTHELL WAY N.E.
SEATTLE, WA 98155
Escrow No. 10-12409

LAND TITLE OF SKAGIT COUNTY
122510-S **Statutory Warranty Deed**

THE GRANTOR ROGER J. SABEN, JR and MOLLY E. SABEN, husband & wife

for and in consideration of **ten dollars and other good and valuable consideration**

in hand paid, conveys and warrants to **RAGNAR ULLAND and KATHRYN ULLAND, husband & wife**

the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 3, PLAT OF CENTENNIAL GROVE, AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 26, RECORDS OF SKAGIT COUNTY, WASHINGTON.

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

SEE ATTACHED SUBJECT TO'S TO BE RECORDED AND BECOME A PART HEREOF

TAX PARCEL NUMBER(S): 4579 000 003 0002

Title to the property shall be marketable at conveyance. The following shall not cause the title to be unmarketable; rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with buyer's reasonable use of the property; and reserved oil and mining rights.

DATED: 09/29/2006

Roger J. Saben, Jr
ROGER J. SABEN, JR

Molly E. Saben
MOLLY E. SABEN

Approved & Accepted

Ragnar Ulland
RAGNAR ULLAND

Kathryn Ulland
KATHRYN ULLAND

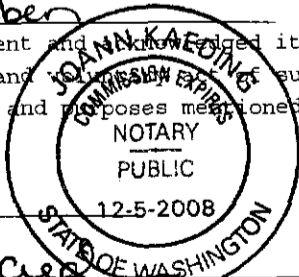
STATE OF WASHINGTON
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Roger J Saben and Molly E Saben

signed this instrument and acknowledged it to be their free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated 10/2/06 12-5-2008

JoAnn Kaeding
Notary Public in and for the State of WA
residing at Mount Vernon
My commission expires 12-5-2008



STATE OF WASHINGTON
COUNTY OF _____

I certify that I know or have satisfactory evidence that _____

signed this instrument & on oath stated that _____ is/are authorized to execute the instrument and acknowledged it as the _____ of _____

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated _____

Notary Public in & for the State of WA
residing at _____
My commission expires _____

EXHIBIT "A"

Title to the property shall be marketable at conveyance. The following shall not cause the title to be unmarketable; rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with buyer's reasonable use of the property; and reserved oil and mining rights.

SUBJECT TO:

A. Reservation contained in deed from the Puget Mill Company, a corporation, filed for record December 18, 1926 and recorded in Volume 142 of Deeds, page 146, as follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, however, said party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any of such operations."

B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSE STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH:

Reserved By: Vivian O. Nogle
Instrument: Recorded under Auditor's File No. 8711300028
As Follows: "RESERVING UNTO THE GRANTOR an easement for ingress, egress, roadway and utilities over, under, across and through an existing driveway serving grantor's adjacent property."

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: Easement No. 1: All streets and road rights-of-ways as now 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 spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of ways.
Easement No. 3: The South 10 feet of the above described Lot 1.
October 23, 1991
9110230047

5286
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
OCT 12 2006
Amount Paid \$ 6502.00
By Skagit Co. Treasurer (REC)
[Signature]

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

"...do hereby declare this plat and dedicate to the public forever all street and avenues, shown hereon and the use thereof for all public purposes consistent with the use and Lot 12 for storm water management purposes, thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

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EXCEPTIONS CONTINUED:

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

"An easement is hereby reserved for and granted to all public and private utilities including but not limited to The City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental and/or General Telephone Companies, Nationwide Cablevision Company, Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior ten (10) feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water, and cablevision service, 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."

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. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS:

Recorded: February 13, 1992
Auditor's No.: 9202130035
Executed By: MK Development

H. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Private Drainage
Area Affected: East 20 feet

MS
KU
R. H.



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