



200710240093
Skagit County Auditor

10/24/2007 Page 1 of 2 3:59PM

When recorded return to:

THOMAS E. BERRY and JOANNE W. BERRY
2901 SCHULLER PL
MOUNT VERNON, WA 98273

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 17657
Title Order No.: IC43781

THE GRANTOR(S)

FELICIA M. PETTY, as her separate estate

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

THOMAS E. BERRY and JOANNE W. BERRY, Husband and Wife

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

LOT 39, PLAT OF BAKERVIEW WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 13 THROUGH 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4719-000-039-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: OCTOBER 15, 2007

Felicia M. Petty
FELICIA M. PETTY

STATE OF Washington) ss.
COUNTY OF ~~Snohomish~~ SKAGIT MKP

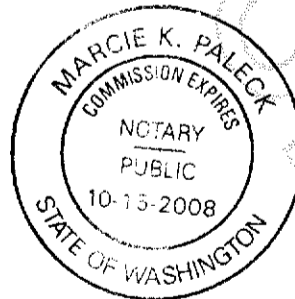
I certify that I know or have satisfactory evidence that FELICIA M. PETTY is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 22nd day of October, 2007

MARCIE K. PALECK
Marcie K. Paleck

Notary Public in and for the State of Washington
residing at Mount Vernon
My Commission Expires:

October 15, 2008



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4977
OCT 24 2007

Amount Paid \$ 3528.51
By mem Skagit Co. Treasurer Deputy

EXHIBIT "A"

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet of said premises adjacent to street
3. Building envelope area as delineated on the face of said plat.
4. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

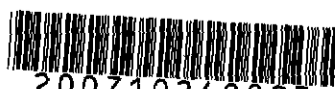
5. Easement provisions contained on the face of said plat, as follows:

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, and 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.

6. Notes as disclosed on the face of said plat as follows:
 - A. This plat is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents mentioned in title report referenced in Note 2 above and being recorded under Skagit County Auditor File Numbers 9712310162, 9802030082, 9208270033, and 9406070002, records of Skagit County, Washington.
 - B. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
 - C. Owner/Developer: Joseph D. and Kimberly A. Woodmansee
1730 Britt Road
Mount Vernon, WA. 98273
Phone: (360) 424-4886
 - D. Zoning – M.H.P.
 - E. Utility Sources:

Telephone:	G.T.E.
Power:	Puget Sound Energy
Television:	TCI Cablevision
Storm:	City of Mount Vernon
Sewer:	City of Mount Vernon
Water:	Public Utilities District No. 1 of Skagit County
Gas:	Cascade Natural Gas



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