



200804180201  
Skagit County Auditor

4/18/2008 Page 1 of 4 3:49PM

When recorded return to:

Mr. and Mrs. Shane M. Snyder  
904 Garfield Street  
Mt. Vernon, WA 98273

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number B93835

### Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.  
B93835E-1

THE GRANTORS Joshua W. Carr and Sherilyn A. Carr, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shane M. Snyder and Ronda L. Snyder, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 19, Township 34, Range 4; Ptn. Gov. Lot 13 (aka Lot 8, Mount Vernon BSP No. 2-93)

Tax Parcel Number(s): P104169, 340419-0-069-1201

Lot 8 of Mount Vernon Binding Site Plan No. 2-93 entitled "WESTFIELD PLACE", approved December 14, 1993, recorded December 15, 1993 in Book 11 of Short Plats, pages 32 and 33, under Auditor's File No. 9312150018, records of Skagit County, Washington; being a portion of Government Lot 13, Section 19, Township 34 North, Range 4 East, W.M..

SUBJECT TO: Schedule "B-1" attached hereto and made a part thereof

Dated 4-10-08

Joshua W. Carr  
Joshua W. Carr

Sherilyn A. Carr  
Sherilyn A. Carr

1195  
SKAGIT COUNTY - WASHINGTON  
Real Estate Excise Tax  
PAID  
APR 18 2008  
Amount Paid by  
Skagit County Treasurer  
By: [Signature] 1179.10

STATE OF GA  
COUNTY OF Walton } SS:

I certify that I know or have satisfactory evidence that Joshua W. Carr and Sherilyn A. Carr, 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: 4-14-08

[Signature]  
Notary Public in and for the State of GA  
Residing at Walton Co  
My appointment expires: \_\_\_\_\_

**MICHELLE MALONEY**  
NOTARY PUBLIC  
Walton County - State of Georgia  
My Comm. Expires Aug. 21, 2011



3. An easement is hereby reserved for utilities and granted to Mike Pederson and their respective successors and assigns under the West 50 feet of North 10 feet of Lot 5.

4. An easement is hereby reserved for utilities and granted to Gunnar Pedersen, and their respective successors and assigns under the North 55 feet of East 10 feet of Lot 2.

5. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns. The perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve remove, restore, alter, replace, relocate, connect to and locate at any time a pipe, pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water across, along, in and under the lands as shown on this binding site plan together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the Grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason or proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successor or assigns, hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintain upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

6. "...hereby declare the Westerly boundary of Lot 9 of this Binding Site Plan (abutting Lot 2 of S.P. "MV-5-83") as shown, noted, and further evidenced by the location of survey corner markers (Iron Pipes and Caps #13138) to be the common boundary between our abutting property (Lot 2, "Short Plat 4 MV-5- 83"), and this Binding Site Plan, for length of said Westerly boundary of Lot 9.

7. Know all men by these presents that we, the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof for all public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown thereon.

8. Sewage Disposal - City of Mount Vernon

9. Water - Public Utility District #1

10. Storm Drainage - City of Mount Vernon

11. Power - Puget Power

12. Telephone - GTE Northwest

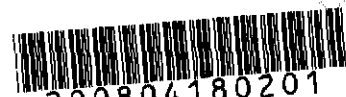
13. TV Cable - TCI Cablevision of Washington, Inc.

14. Building set back lines as delineated.

15. Ten (10) foot and 20 foot utility easements as delineated on the face of Binding Site Plan.

17. Seven (7) foot utilities easement adjacent to street frontage.

18. Thirty (30) foot utilities easement affecting Lots 7 and 8.



200804180201  
Skagit County Auditor

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a Municipal Corporation  
of the State of Washington  
Recorded: September 6, 1973  
Auditor's No.: 790457  
Purpose: Sewer easement  
Area Affected: A 10-foot wide strip running through Lots 7 and  
9, of subject Binding Site Plan



200804180201  
Skagit County Auditor