

When recorded return to:

DANIEL VALDEZ
2406 N. 25TH PLACE
MOUNT VERNON, WA 98273



201005100121
Skagit County Auditor

5/10/2010 Page 1 of 3 4:15PM

LAND TITLE OF SKAGIT COUNTY
136266-0
Filed for Record at Request of
WHATCOM LAND TITLE COMPANY, INC.
Escrow Number: W-102462

Statutory Warranty Deed

Grantor: THE QUAM REVOCABLE LIVING TRUST
Grantee: DANIEL VALDEZ

MILDRED C. QUAM, Trustee of THE QUAM REVOCABLE LIVING TRUST DATED JUNE 29,1999 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANIEL VALDEZ, an unmarried man the following described real estate, situated in the County of WHATCOM, State of Washington

Abbreviated Legal:
LOT 6, DEER RIDGE ADD.

Tax Parcel Number(s): 4617-000-006-0005
PID#: P104709

1321
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated May 10, 2010

MAY 10 2010

Michael Quam
THE QUAM REVOCABLE LIVING TRUST

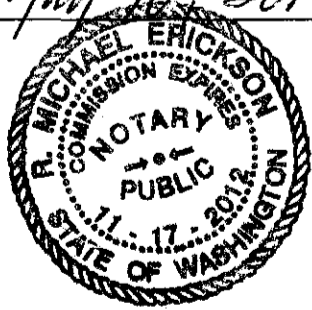
Amount Paid \$ 3298.00
By [Signature] Skagit Co. Treasurer Deputy

Mildred C. Quam
By: MILDRED C. QUAM, Trustee

STATE OF WASHINGTON }
County of WHATCOM , SS:

I certify that I know or have satisfactory evidence that MILDRED C. QUAM signed this instrument, on oath stated that SHE authorized to execute the instrument and acknowledged it as the TRUSTEE of THE QUAM REVOCABLE LIVING TRUST to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: May 10, 2010



[Signature]
JAMES M. CONCANNON R. Michael Erickson
Notary Public in and for the State of Washington
Residing at BELLINGHAM
My appointment expires: 6-08-2013-11-17-12

EXHIBIT A

LOT 6, BLOCK , PLAT OF , ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME OF PLATS, PAGE 123 & 124, RECORDS OF WHATCOM COUNTY, WASHINGTON.

SITUATE IN WHATCOM COUNTY, WASHINGTON.

SUBJECT TO:

A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 185839, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Co.
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
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 and boundaries of all private/public street and road rights-of-way.
Dated: April 14, 1993
Recorded: April 20, 1993
Auditor's No.: 9304200097

C. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

D. Easement provisions delineated 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, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the easements identified upon this plat of the Deer Ridge Addition 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, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to the any real property owner in the subdivision by the exercise of rights and privileges herein granted.

E. Water pipeline easement provisions delineated on the face of said plat, as follows:

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 PUD to do all things necessary or proper in the construction and maintenance of a 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 or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the rights 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 of 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.



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E. (Continued.)

Grantor, its heirs, successors, 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 maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

F. Private drainage easement provisions delineated 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, the costs thereof shall be born 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 easements for emergency purposes at its own discretion.

G. Impact fee notice delineated on the face of said plat, as follows:

Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.

H. Detention pond maintenance provisions delineated on the face of said plat, as follows:

The property owners shall be responsible for the upkeep and maintenance of the detention pond after construction. This includes care, weeding, and clearing out debris. The City of Mount Vernon will maintain ownership of the facility, and will maintain the control structure and all drainage piping.

I. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN DECLARATION:

Executed By: Ivan J. Starr, et ux
Recorded: February 4, 1994
Auditor's No.: 9402040085

AMENDED COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS AS FOLLOWS:

Declaration Dated: June 15, 1994
Recorded: June 27, 1994
Auditor's No.: 9406270134

J. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Private Drainage
Affects: South 30 feet

K. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utilities
Affects: The Northwesterly 10 feet and the West 10 feet



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