

AFTER RECORDING MAIL TO:
EDWARD A. CLAUSON
3618 SENECA DRIVE
MOUNT VERNON, WA 98273

199908110083

Kathy Hill, Skagit County Auditor
8/11/1999 Page 1 of 5 3:58:34PM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: M990203

Statutory Warranty Deed

Grantor(s): GARY D. McCORMICK, AINA McCORMICK
Grantee(s): EDWARD A. CLAUSON, CYNTHIA L. CLAUSON
Abbreviated Legal: Lot 12, LOT 12 PARK MEADOWS, as per Plat recorded in Volume 16 of Plats, Page 82 - 84 inclusive, records of SKAGIT County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4666-000-012-0000 (R108315)

THE GRANTOR GARY D. McCORMICK and AINA McCORMICK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EDWARD A. CLAUSON and CYNTHIA L. CLAUSON, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington: Lot 12, "PLAT OF PARK MEADOWS", as per plat recorded in Volume 16 of Plats, pages 82 - 84, records of Skagit County, Washington.

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND GRADUATE PART THEREOF.

Dated this 6th day of August, 1999
By GARY D. McCORMICK By Amount Paid \$2,819.50
By AINA McCORMICK By Skagit Co. Treasurer
By Attorney in Fact By Deputy
STATE OF WASHINGTON }
County of SKAGIT } SS:

On this 9TH day of August, 1999 before me personally appeared GARY D. McCORMICK, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for AINA McCORMICK and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



CARRIE HUFFER
Notary Public in and for the State of WASHINGTON
Residing at BURLINGTON
My appointment expires: DECEMBER 31, 1999

Order No. 59869

SCHEDULE "B-1"

EXCEPTIONS:

- A. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 92096, in Volume 90 of Deeds, Page 38, whereby said Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Dated: JANUARY 24, 1995
Recorded: FEBRUARY 1, 1995
Auditor's No.: 9502010065
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

Easement No. 1: All streets and road rights-of-ways as now or 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 7 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 rights-of-way.

C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN

Dated: NOVEMBER 20, 1995
Recorded: NOVEMBER 22, 1995
Auditor's No.: 9511220120
Executed by: John N. Hocking, John Lund and Sandi Hocking

John N. Hocking

199908110083

Kathy Hill, Skagit County Auditor

Order No. 59869

SCHEDULE "B-1"

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation
And: John N. Hocking
Dated: OCTOBER 2, 1995
Recorded: OCTOBER 13, 1995
Auditor's No.: 9510130074
Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District

E. Building set-back lines as delineated on the face of the plat.

F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

- 1.) Water supplied by Skagit County P.U.D. No. 1.
 - 2.) Sewer supplied by City of Mount Vernon.
 - 3.) Power supplied by Puget Sound Power & Light Company.
 - 4.) Gas supplied by Cascade Natural Gas Corporation.
 - 5.) Cable TV supplied by TCI Cablevision of Washington.
 - 6.) The City of Mount Vernon is hereby granted an easement across all of Tract 33 for the purpose of storm water drainage and detention.
 - 7.) Tract 33 is restricted from further residential development (Issuance of residential building permit).
 - 8.) Upon taxes being paid in full with all permit requirements and conditions completed to the satisfaction of all applicable agencies (including but not limited to the Department of Fisheries, Army Corps of Engineers, Department of Ecology, Environmental Protection Agency and Mount Vernon City Engineer), Tract 33 shall be dedicated to the City of Mount Vernon.
- G. 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.

199908110083

Order No. 59869

SCHEDULE "B-1"

H. NATIVE GROWTH PROTECTION AREA:

No clearing, grading or filling of any kind, building construction or placement or road construction shall occur within any native growth protection area without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the Owner shall be limited to those which are dead, diseased or hazardous.

I. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

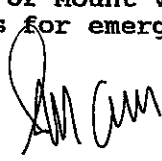
EASEMENT DEDICATION:

An easement is hereby reserved for and conveyed to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, GTE Northwest Telephone Company, Cascade Natural Gas Company and TCI Cablevision Company and their respective successors and assigns under and upon the private street(s), if any, and upon the utility easements identified upon this plat of Park Meadows in which to install, lay, construct, renew, operate, maintain, repair, enlarge and remove utility systems, underground pipes, conduits, cables, wires and fixtures with all necessary or convenient underground or ground-mounted appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property with electric, gas, telephone and other utility services, together with the right to enter upon the streets, lots, tracts and spaces 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.

PRIVATE DRAINAGE EASEMENTS:

An easement for the purpose of conveying local stormwater 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.



199908110083

Kathy Hill, Skagit County Auditor

8/11/1999 Page 4 of 5 3:58:34PM

Order No. : 59869

SCHEDULE "B-1"

EXCEPTIONS:

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

Purpose: Sidewalks and Utilities
Affects: Exterior 10 feet abutting
Seneca Drive

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

Purpose: Private Drainage
Affects: South 7.5 feet Lot 12
Northerly 10 feet Lot 12

L. Setback requirements as delineated on the face of said Short Plat.

Sam

199908110083