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AFTER RECORDING MAIL TO:
DELBERT A. CARPENTER
2935 EAST FIR STREET
MOUNT VERNON, WA 98273



Kathy Hill, Skagit County Auditor
9/1/1999 Page 1 of 4 11:45:29AM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: M990298

FIRST AMERICAN TITLE CO.

60018-1

Statutory Warranty Deed

Grantor(s): JOSEPH D. WOODMANSEE, KIMBERLY A. WOODMANSEE
Grantee(s): DELBERT A. CARPENTER, TRACY L. CARPENTER
Abbreviated Legal: Lot 49, 'BAKerview WEST', records of SKAGIT County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4719-000-049-0000 (R113663)

THE GRANTOR JOSEPH D. WOODMANSEE and KIMBERLY A. WOODMANSEE, husband and wife
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to DELBERT A. CARPENTER and TRACY L. CARPENTER,
husband and wife
the following described real estate, situated in the County of SKAGIT, State of Washington:
Lot 49, "PLAT OF BAKerview WEST", as per plat recorded in Volume 17 of
Plats, Pages 13 through 16, inclusive, records of Skagit County, Washington.
SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

31285
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

Dated this 31st day of August, 1999

By Joseph D. Woodmansee
JOSEPH D. WOODMANSEE

By SEP 1 - 1999

By Kimberly A. Woodmansee
KIMBERLY A. WOODMANSEE

3070.50
Amount Paid \$
Skagit County Treasurer
By CAW Deputy

STATE OF WASHINGTON
County of SKAGIT

SS:

I certify that I know or have satisfactory evidence that JOSEPH D. WOODMANSEE & KIMBERLY WOODMANSEE
are the person s who appeared before me, and said person s acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes
mentioned in this instrument.

Dated: SEPTEMBER 1ST, 1999

Carrie Huffer
CARRIE HUFFER

Notary Public in and for the State of WASHINGTON

Residing at BURLINGTON

My appointment expires: DECEMBER 31, 1999



Order No. 60018

SCHEDULE "B-1"

EXCEPTIONS:

A. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

1. All Lots within this subdivision are subject to impact fees payable upon issuance of a building permit.

2. Zoning - MHP

3. 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

4. Building Set Backs:

Manufactured Homes Lots 19 - 48
Front - 25 feet on 30th and 20 feet on side streets
Rear - 10 feet
Side - 5 feet

Stick Built Homes Lots 1 - 18
Front - 25 feet on 30th and 20 feet on side streets
Rear - 20 feet
Side - 5 feet minimum, with combined total no less than 15 feet

B. EASEMENTS AND/OR DEDICATION OF SUCH MATTERS AS DISCLOSED ON THE FACE OF "PLAT OF BAKERVIEW WEST", 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 thereof, 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.



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Kathy Hill, Skagit County Auditor

9/1/1999 Page 2 of 4 11:45:29AM

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Order No. 60018

C. PRIVATE DRAINAGE EASEMENT, AND THE TERMS AND PROVISIONS OF SUCH, AS DISCLOSED ON THE FACE OF "PLAT OF BAKERVIEW WEST", 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 easement for emergency purposes at its own discretion.

D. DEVELOPMENT STANDARDS AND CONDITIONS FOR "BAKERVIEW WEST" MOBILE HOME SUBDIVISION AS DISCLOSED ON THE FACE OF THE SUBJECT PLAT:

1. Mobile home subdivision shall comply with all provisions of the Subdivision Ordinance and all zoning provisions of the District in which it is to be located.

2. In order to ensure that a mobile home subdivision will be compatible with and will enhance the surrounding area, specific covenants and deed restrictions may be required.

3. A modular home unit located in the Bakerview West Subdivision shall conform to the following standards and conditions and shall have:

- a) A permanent foundation
- b) A width of not less than 24 feet (measuring at all points perpendicular to the length of the home)
- c) A secure tie down
- d) The tongue removed
- e) A crawl space under the unit having a minimal height of 18 inches
- f) Permanent steps affixed to all exits
- g) Seals affixed by the State Department of Labor and Industries
- h) All running gear, including axles, removed when placed on the required full foundation
- i) Approved public sewer and water connections
- j) A minimum size of 900 square feet
- k) A manufacturing date of 1994 or later
- l) No metal siding or roofs or metal sheds or accessory building or additions
- m) An appearance that is residential in character

4. Additions and accessory building to the modular units shall employ materials similar to those of the original unit or other products which are compatible with the materials employed in the unit.



199909010083

Kathy Hill, Skagit County Auditor.

9/1/1999 Page 3 of 4 11:45:29AM

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Order No. 60018

5. All units shall be located on the lot in conformance to approved setbacks as shown on the Site Plan and/or Subdivision Plat.

6. Fence design and materials shall be limited to those shown on the approved Site Plan and/or Subdivision Plat.

7. All corner lots adjacent to 30th Street shall provide the typical landscape buffer and rail fencing as shown on the Site Plan and/or Subdivision Plat prior to the issuance of a final Certificate of Occupancy for the unit.

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

Purpose: Private Drainage Easement
Affects: As delineated on the face of the subject plat (common to all lots within said plat)

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

Purpose: Utility Easement
Affects: Exterior portions of lots as delineated on the face of the subject plat

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

Purpose: Private Drainage Easement
Affects: West 5 feet of Lots 35-38 and East 5 feet of Lots 39-42

H. Setback requirements and/or terms and conditions of "Building Envelope" as delineated on the face of said plat.

I. Terms and conditions of City of Mount Vernon Ordinance No. 2863, pursuant to Chapter 17.111 regarding rezoning, recorded April 8, 1998 under Auditor's File No. 9804080064.



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Kathy Hill, Skagit County Auditor
9/1/1999 Page 4 of 4 11:45:29AM

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