

AFTER RECORDING MAIL TO:

Michael Leschinsky and Charlene R. Leschinsky
3608 Seneca Drive
Mount Vernon, WA 98273



200002220076

Kathy Hill, Skagit County Auditor
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Filed for Record at Request of
Norwest Escrow Company
Escrow Number: 04-00004-00

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Brandt-Rock Corporation

Grantee(s): Michael Leschinsky and Charlene R. Leschinsky

61316-1

Abbreviated Legal: Unit 15 Plat Of Park Meadows Volume 16 Page(s) 82 - 84

Assessor's Tax Parcel Number(s): **4666-000-015-0000 R108318**

THE GRANTOR Brandt-Rock Corporation, a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael Leschinsky and Charlene R. Leschinsky, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 15, Plat Of Park Meadows, as per plat thereof recorded in Volume 16 of plats, Page(s) 82 - 84, inclusive, records of Skagit County, Washington.

SUBJECT TO: Schedule B-001, attached hereto, and by this reference made a part hereof.

Dated: February 11, 2000

Brandt-Rock Corporation

By: Heinrich Peters, President

33954
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

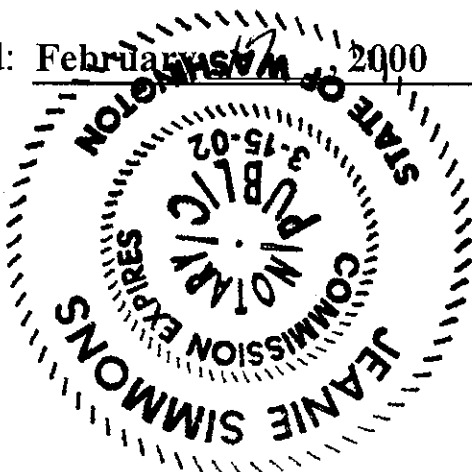
FEB 22 2000

Amount Paid \$ 2937.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Heinrich Peters** is the person(s) who appeared before me, and said **Heinrich Peters** acknowledged that he signed this instrument, on oath is authorized to execute the instrument and acknowledge it as the **President of Brandt-Rock Corp.** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 11, 2000



Jeanie Simmons
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 3-15-02

Commitment No. 00061316

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 Company
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, 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, A COPY OF WHICH IS HERETO ATTACHED:

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

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



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Schedule "B" - Section 2 Part 2
Exceptions continued

Commitment No. 00061316

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 PUD 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.

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 granted 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 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.



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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.

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

Purpose: Sidewalks and utilities

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

Purpose: Private drainage

L. EASEMENT AS DELINEATED ON THE FACE OF THE PLAT:

Purpose: Public sewer

M. BUILDING SETBACKS NOTE AS SET FORTH ON THE FACE OF THE PLAT:

Front Yard Setbacks: For Seneca Drive - 20 feet and for Waugh - 25 feet.
Buildings on corner lots shall observe both setbacks

Side Yard Setbacks: Minimum of 5 feet with the total of both sides equal to a minimum of 15 feet

Road yard Setbacks: Minimum of 20 feet. Where a rear yard abuts on alley accessory buildings such as garages and carports may be located within 8 feet of the rear property line

N. IMPACT FEE NOTICE AS SET FORTH ON THE FACE OF THE PLAT:

"Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit."



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