



200008040002  
Kathy Hill, Skagit County Auditor  
8/4/2000 Page 1 of 3 9:00:27AM

RETURN TO:  
Peoples Bank  
4183 Meridian Street, 2nd Floor  
Bellingham, WA 98226

S-93929  
ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 4708-000-010-0000/P113159  
LOAN NUMBER: 5019307-401  
LAND TITLE COMPANY OF SKAGIT COUNTY

# STATUTORY WARRANTY DEED

THE GRANTOR Dean Holt and Mary Holt, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration in hand paid, conveys and warrants to Jack E. Hufferd and Mary E. Hufferd, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 10, "PLAT OF BLACKBURN RIDGE", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS, PAGES 206 THROUGH 208, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**SUBJECT TO: SPECIAL EXCEPTIONS AS DISCLOSED IN EXHIBIT "A" AS HERETO ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.**

36612  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
Dated 08/02/00  
AUG 04 2000  
\$115.00

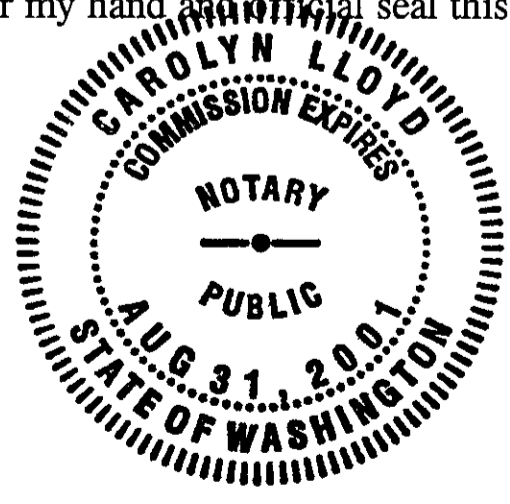
Seller Dean Holt  
Amount Paid \$  
Skagit County Treasurer  
By: LP Deputy  
Seller Mary Holt

STATE OF Washington County ss:

On this day personally appeared before me Dean Holt and Mary Holt

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 3rd day of August, 2000.



Carolyn Lloyd  
Notary Public in and for the State of Washington,  
residing at mt Vernon  
CAROLYN LLOYD  
My appointment expires: 8-31-2001

EXHIBIT "A"

SPECIAL EXCEPTIONS

A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

B. Easements shown on face of Plat, as follows:

Utility Easement Provisions -

A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, G.T.E., and T.C.I. Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior seven (7) or ten (10) feet of all lots and tracts abutting public right of way, 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Easement unless approval has been granted by the City Engineer.

Utility Easements on Lots 5, 6, 28 and 29 -

Non-exclusive easements for public utilities as illustrated on lots 5, 6, 26 and 29 are hereby granted to the City of Mount Vernon for the construction, inspection and maintenance of utilities. The City shall not be responsible for restoration of structures, fences, landscaping, or other improvement that may hinder and privilege granted to the City.

Private Drainage Easement -

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 the cost 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.

NOTE -

All roof and footing drains shall be connected (tight lines) to the storm drainage system.



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DJD  
MH

EXHIBIT "A"  
CONTINUED

NOTE -

Vehicular access to and from Blackburn Road shall be prohibited across all of Tract C and the West 90 feet of Lot 4B.

C. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR BLACKBURN RIDGE, AS HERETO ATTACHED:

Declaration Dated: January 29, 1998  
Recorded: January 29, 1998  
Auditor's No.: 9801290061  
Executed By: Dean M. Holt and Gunnar Pedersen

D. RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF, AS HERETO ATTACHED:

Executed By: Gunnar Pedersen and Dean Holt  
Recorded: March 10, 1998  
Auditor's No.: 9803100092

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition  
Purpose: Building setbacks  
Area Affected: As shown

*SHS*  
*MAH*

