



200101170072

, Skagit County Auditor

1/17/2001 Page 1 of 4 3:47:16PM

RETURN TO:

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

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 4691-000-016-000/P111411

LOAN NUMBER: 5019526-401

LAND TITLE COMPANY OF SKAGIT COUNTY

P95378E

STATUTORY WARRANTY DEED

THE GRANTOR Joseph D. Woodmansee and Kimberly A. Woodmansee, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration
in hand paid, conveys and warrants to Dennis P. Noble and Cala D. Noble, Husband and Wife

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

LOT 16, "PLAT OF THUNDERBIRD CREEK P.U.D.", AS PER PLAT RECORDED IN VOLUME
16 OF PLATS, PAGES 159 THROUGH 161, INCLUSIVE, RECORDS OF SKAGIT COUNTY,
WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

39058
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JAN 17 2001

Amount Paid \$ 2331.80
Skagit County Treasurer
By: Deputy

Dated 01/03/01

Seller

Seller Joseph D. Woodmansee

Seller

Seller Kimberly A. Woodmansee

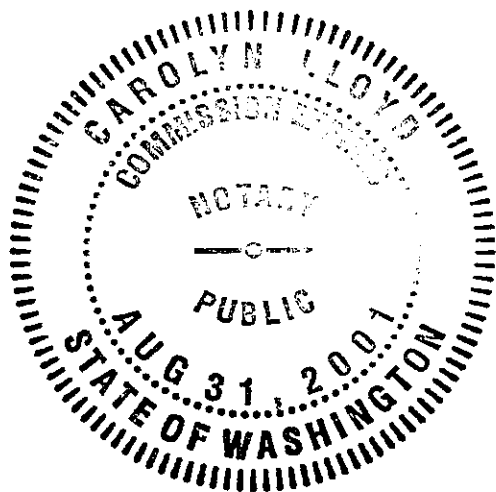
STATE OF Washington

Skagit County ss:

On this day personally appeared before me Joseph D. Woodmansee and Kimberly A. Woodmansee

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 10th day of January, 2001.



Notary Public in and for the State of Washington,
residing at Mt Vernon

My appointment expires: 8-31-2001

EXHIBIT "A"

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. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation
And: Joseph D. Woodmansee and Kimberly A. Woodmansee, husband and wife and M.R. Nilson, Inc., a Washington Corporation
Dated: February 5, 1997
Recorded: February 27, 1997
Auditor's No.: 9702270007
Regarding: Formation of local improvement district

C. Conditions and easements shown on Plat, as follows:

STORMWATER FACILITIES - OPERATION/MAINTENANCE:

An easement for stormwater drainage/detention facilities common to the Plat of Thunderbird Creek P.U.D. is hereby granted to the City of Mount Vernon. Maintenance and operation of the stormwater control and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of perimeter fences; landscaping, and plant materials, if any, within this easement is the responsibility of the homeowners within The Plat of Thunderbird Creek P.U.D. The installation of fences, landscaping, or other items that may hinder any privilege granted to the city within the limits of the drainage/pond. Ingress, egress and utility easements on Lots 16 and 17 shall be prohibited.

PRIVATE DRAINAGE EASEMENT:

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 easements for emergency purposes at its own discretion.

EASEMENTS:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Power, 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 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 any real property owner in the subdivision by the exercise of rights and privileges herein granted.



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WATER PIPELINE EASEMENT TO P.U.D. NO. 1:

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 P.U.D. 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 the necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat. Together with the right 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 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.

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.

D. Notes shown on Plat, as follows:

1. Any lot within this subdivision will become subject to impact fees payable upon issuance of a building permit.
2. Tract "Y" is dedicated to the City of Mount Vernon as a corridor for the conveyance of storm water via Thunderbird Creek. This conveyance includes the associated wetlands and native growth protection area consistent with the City of Mount Vernon's critical areas ordinance.
3. Tract "Z" is to be used for the benefit of Lots 11, 12, 13, 14 and 15 of this plat. The City of Mount Vernon and private utility companies for ingress, egress and utilities. The maintenance of the roadway within said Tract "Z" is the responsibility of said lot owners and the cost of which is to be shared equally. The City of Mount Vernon or any other utility grantee shall be responsible for all unnecessary damage it causes during maintenance or repair of their utilities.
4. No debris shall be placed within the 20 foot drainage easement to the City of Mount Vernon. Removal of debris, if necessary, shall be done at the expense of the lot owner. Any construction or grading within this easement area must be approved by the city engineer.
5. The maintenance of the roadway within the easement for Lots 16 and 17 is the responsibility of said lot owners.

E. EASEMENTS SHOWN ON FACE OF PLAT:

For: Access, utilities and drainage
Affects: North 15 feet

F. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Private drainage
Area Affected: As shown on face of plat



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G. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Building set backs
Area Affected: Front yard: 20' minimum (lots and street corners are considered to have two front yards)
Rear Yard: 20'
Side Yard: Minimum 5' (total 15')

H. Easement for Drainage and Pond to the City of Mount Vernon as shown on the face of the plat.

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
Purpose: Ingress, egress and utilities
Area Affected: A 25 foot strip as shown

J. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system
Area Affected: As shown on the face of this plat
Dated: Not disclosed
Recorded: March 22, 1994
Auditor's No.: 9403220023

Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.



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