



200102280083

, Skagit County Auditor

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RETURN TO:

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

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 4634-000-032-0001/R105915

LOAN NUMBER: 5019490-401

FIRST AMERICAN TITLE CO.

STATUTORY WARRANTY DEED 64171-1

THE GRANTOR Hansell Homes, Inc., A Washington Corporation

for and in consideration of Ten Dollars & other valuable consideration
in hand paid, conveys and warrants to Brian B. Ross and Michelle M. Ross, Husband and Wife

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

LOT 32, "PARK RIDGE DIVISION II", AS PER PLAT RECORDED IN VOLUME 15 OF PLATS,
PAGES 187 AND 188, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Abbrev. Legal: Lot 32, "park Ridge Div. II"

Subject To: As Hereto Attached In Exhibit "A" And By This Reference
Made A Part Hereof

SKAGIT COUNTY WASHINGTON

Real Estate Excise Tax # 39597
PAID

Dated 02/20/01

FEB 28 2001

Seller

Seller



Amount Paid \$ 4,288.56
Skagit County Treasurer
By: [Signature] Deputy
Seller Hansell Homes, Inc.
By: [Signature]
Seller Jeffrey D. Hansell, President

STATE OF Washington)
)ss

COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that Jeffrey D. Hansell
(is/are) the person(s) who appeared before me, and said persons acknowledged
that (he/she/they) signed this instrument and on oath stated that (he/she/they) (is/are)
authorized to execute the instrument and acknowledged it as the President
of Hansell Homes, Inc. to be the free and voluntary act of such party(ies)
for the uses and purposes mentions in this instrument.

Dated: February 26, 2001

[Signature] DENNIS E. BOE
Notary Public in and for the state of Washington
My appointment expires: Feb 07 2005

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: September 10, 1992
Recorded: September 17, 1992
Auditor's No.: 9209170092
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

Area Affected:

Easement No. 1: All streets and road right-of-ways as now or hereafter designated, platted, and/or constructed within 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 10 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 right-of-ways.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: THS, Inc.
Dated: September 10, 1993
Recorded: October 19, 1993
Auditor's No.: 9310190066
Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District

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:

Recorded: August 31, 1994
Auditor's No.: 9408310034
Executed by: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9310220090.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED AS HERETO ATTACHED:

Recorded: August 31, 1994
Auditor's No.: 9408310035



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D. EASEMENT PROVISIONS DELINEATED ON THE FACE OF SAID PLAT AS FOLLOWS:

An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power & Light Company, Cascade Natural Gas, GTE Northwest, Skagit County P.U.D. No. 1; T.C.I. Cable Television and their respective successors and assigns under and upon the exterior 10 feet along the perimeter of all roads of all lots and tracts and 20 foot easements where utility lines are not located in the street right-of-way, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purposes 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.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Mount Vernon, except those designated on the plat as private easements, together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild any enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.

Dedication of Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes all preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including the control of surface water and erosion, maintenance of slope stability, visual and aural buffering and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement, the obligation, enforceable on behalf of the public by City of Mount Vernon, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned covered by fill, removed or damaged without express permission from the City of Mount Vernon, which permission must be obtained in writing from the City of Mount Vernon.

E. PROVISIONS SET FORTH IN THE DEDICATION OF SAID PLAT, AS FOLLOWS:

Know all men by these presents that T.H.S., Inc., a Washington corporation, owner in the fee simple or contract purchaser and Washington Federal Savings, the mortgage holder of the land hereby platted, declares this Plat and dedicates to the use of the public forever, the streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for all public highway purposes; together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereof.

F. RESTRICTIONS SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

The sight distance restriction area must be free from any sight obscuring objects which is defined as any object at least 18 inches above the ground and/or the top of any proposed vegetation in the restriction area.

G. TRACT NOTES DELINEATED ON THE FACE OF SAID PLAT, AS FOLLOWS:

Tracts "A" and "B" of the adjoining Plat of Candle Ridge contain storm water retention/detention facilities common to the Plats of Candle Ridge and Park Ridge Divisions 1 and 2 that are hereby dedicated 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 fences, landscaping, and plant materials within these tracts is the responsibility of the Park Ridge and Candle Ridge Homeowner's Association except in the event that such fences, landscaping and plant materials are damaged by the exercise of the City of Mount Vernon Maintenance activities.

Tract 999 is a NGPE to the City of Mount Vernon.

[Handwritten signature]



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H. PROVISIONS OF A PRIVATE DRAINAGE EASEMENT AS SET FORTH ON THE FACE OF SAID PLAT, 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, 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.

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

Purpose: Private drainage
Affects: West 20 feet

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

Purpose: Utility
Affects: East 10 feet

