

When Recorded Return To:

JAME G. PLATT
7903 WOODS LAKE ROAD
MONROE, WA 98272

200105020090
Skagit County Auditor
5/2/2001 Page 1 of 6 2:08:21PM

Escrow No. 10321

FIRST AMERICAN TITLE CO. LPB-10

STATUTORY WARRANTY DEED

64929-1

Reference Numbers of related documents: on page of document

Grantor(s): SEA-VAN INVESTMENTS ASSOCIATES Additional Names on page of document

Grantee(s): JAMES G. PLATT Additional Names on page of document

Legal Description (abbreviated): LOTS 2-5, PLAT OF EAGLEMONT PHASE 1E Full legal on page 1 of document

Assessor's Property Tax Parcel Account Number(s): 4765-000-002-000 R117421

THE GRANTOR SEA-VAN INVESTMENTS ASSOCIATES, A Washington General Partnership

for and in consideration of the sum of Ten Dollars and other good and valuable consideration

in hand paid, conveys and warrants to JAMES G. PLATT AND ~~SHAUNNA~~ D. PLATT, HUSBAND AND
WIFE DBA PLATT CONSTRUCTION SHAUNNA
the following described real estate, situated in the County of SKAGIT County, State of Washington:

LOT 2, 3, 4 AND 5, "PLAT OF EAGLEMONT, PHASE 1E", AS RECORDED OCTOBER 30, 2000 UNDER AUDITOR'S FILE NO. 200010300157, RECORDS OF SKAGIT COUNTY, STATE OF WASHINGTON.

Assessor's Property Tax Parcel Account Number(s): 4765-000-002-000 R117421, 4765-000-004,000 R117423
4765-000-003-000 R117422, 4765-000-005-000 R117424

Subject to:

See Exhibit A attached hereto.

Dated this APRIL 30, 2001

SEA-VAN INVESTMENTS ASSOCIATES,
A WASHINGTON GENERAL PARTNERSHIP

By: UNISON DEVELOPMENT COMPANY,
A WASHINGTON CORPORATION, MANAGING GENERAL PARTNER

BY: Edward S.K. Young
EDWARD S.K. YOUNG, GENERAL PARTNER

State of WASHINGTON } ss
County of SNOHOMISH }

I certify that I know or have satisfactory evidence that EDWARD S.K. YOUNG is/are the person(s) who appeared before me, and said person(s) acknowledged that HE signed this instrument, on oath state that HE IS authorized to execute the instrument and acknowledged it as the GENERAL MANAGER of UNISON DEVELOPMENT COMPANY to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: May 1, 2001

ROBERT M. LIVESAY
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 6-30-01

ROBERT M. LIVESAY

Notary Public in and for the State of Washington
residing at MARYSVILLE, WA.

My appointment expires: JUNE 9, 2001

#40629
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAY 02 2001

Amount Paid \$ 3,916.00
Skagit Co. Treasurer
By BJ Deputy

EXHIBIT A

3. Any tax, fee, assessments or charges as may be levied by Eaglemont Homeowner's Association.
4. Municipal assessments, if any, levied by the City of Mount Vernon.

This Company suggests that inquiry be made to the City of Mount Vernon for current assessment status.

5. NOTICE OF IMPACT FEE SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by Ordinance of the City of Mount Vernon on either an interim or permanent basis.

6. SEWER CREDIT SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

Pursuant to Ordinance 2386, Section 98, each dwelling unit in this Plat shall receive a one time credit of \$705.00 to be applied toward the capacity charge of the sewer connection fee.

A. RESERVATIONS CONTAINED IN DEED:

Executed By: James E. Moore & Myrtle Moore, his wife
Recorded: February 4, 1942
Auditor's No.: 348986
As Follows:

Reserving unto English Lumber Company, its successors and assigns, all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Northeast 1/4 of the Southwest 1/4; EXCEPT the
Northwest 1/4 thereof, all in Section 27, Township 34
North, Range 4 East, W.M.

B. RESERVATIONS CONTAINED IN DEED:

Executed By: Marie Fleitz Dwyer, Frances Fleitz Rucker and Lola Hartnett
Fleitz
Recorded: October 22, 1918
Auditor's No.: 128138
As Follows:

Undivided 1/2 in all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same.

Affects: Southwest 1/4 of Section 27, Township 34 North, Range 4
East, W.M.

C. RESERVATIONS CONTAINED IN DEED:

Executed By: Atlas Lumber Company
Recorded: April 18, 1914
Auditor's No.: 102029
As Follows:

Reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all changes substantial by reason of such entry.

Affects: Southeast 1/4 of Section 27, Township 34 North,
Range 4 East, W.M., and other property

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE SURVEY. RECORDED UNDER AUDITOR'S FILE NO. 9211250027:

Purpose: Sanitary sewer, access and utility
Affects: Various strips as delineated on the face of said survey



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E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: August 25, 1993
Auditor's No.: 9308250085
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:

A right of way 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

The North 230 feet of the South 420 feet of the West 130 feet of the East 210 feet of the Southeast 1/4 of Section 27, Township 34 North, Range 4 East, W.M. (This easement may be superseded at a later date by a document with a more specific easement description based on an as built Survey furnished by Grantor at no cost to Grantee.)

F. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: September 28, 1993
Recorded: October 11, 1993
Auditor's No.: 9310110127
Purpose: Natural gas pipeline or pipelines
Area Affected: 10 feet in width per mutual agreement

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: August 8, 1993
Recorded: November 2, 1993
Auditor's No.: 9311020145
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under

Location:

Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements 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 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 rights of way.


Easement No. 3: A strip of land 20 feet in width parallel to and coincident with the boundaries of Waugh Road as designed, platted and/or constructed within the above described property.

H. 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: January 11, 1994
Recorded: January 25, 1994
Auditor's No.: 9401250030
Executed by: Sea-Van Investments Associates, a Washington General Partnership

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

Declaration Dated: December 11, 1995
Recorded: December 11, 1995
Auditor's No.: 9512110030


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ABOVE COVENANTS. CONDITIONS AND RESTRICTIONS WERE AMENDED .

Declaration Dated: March 13, 1996
Recorded: March 18, 1996
Auditor's No.: 9603180110

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

Declaration Dated: January 31, 2000
Recorded: February 1, 2000
Auditor's No: 200002010099

Terms and conditions (including, but not limited to easements and set-back requirements) as set forth in said instrument recorded under Auditor's File No. 9401250030.

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

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 public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon, together with Tract "F", as shown on Sheet 5.

The undersigned also dedicate to the Eaglemont Homeowner's Association the private roads named New Woods Place and Unison Place, together with all parcels designated as community tracts.

J. BUFFER EASEMENT SET FORTH ON SAID PLAT, AS FOLLOWS:

Those areas designated buffer easements are for landscape zoning, maintained by the property owners and preserved free of buildings or structures.

K. EASEMENT PROVISIONS SET FORTH IN EASEMENT DEDICATION CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to Public Utility District No. 1; Puget Sound Power & Light Company; TCI Cablevision of Washington, Inc.; GTE Northwest, Inc., and the City of Mount Vernon, and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and tracts, and drainage retention ponds identified on 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.

L. PRIVATE DRAINAGE EASEMENT 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.

M. PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

COMMUNITY TRACTS: The areas designated as community tracts shall be owned by the Homeowner's Association. The maintenance of these areas shall be in strict compliance with the approved landscaping plan unless otherwise directed by the City. The cost of said maintenance shall be the sole responsibility of the Association. The City of Mount Vernon reserves the right to enter these areas for emergency purposes and at its own discretion.



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BUFFER TRACTS: (Adjacent to right-of-ways, public and private). These areas designated as Tracts "A", "B", "C", "D" and "E" shall be owned by the City of Mount Vernon. These areas shall be landscaped and maintained in strict compliance with the City approved landscaping plan or as otherwise approved by the City. The landscaping and maintenance of these areas shall be the sole responsibility of the Homeowner's Association.

WATER PIPELINE EASEMENT: 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 waterline, 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 necessary appurtenances for the transportation of water over, across, along, in and under the front 10 feet adjacent to the street right-of-way of all lots, together with private streets

known as Unison Place, New Woods Place, Alpine View Place and all other easements designated as utility easements shown hereon; also, the right to cut and/or trim 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 reason of 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, construct 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.

BUFFER EASEMENTS: (Lying on proposed privately owned lots.) These areas shall be landscaped and maintained by the Homeowner's Association in strict compliance with the City approved landscape plan or as otherwise approved by the City. All future and present lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premises. The Homeowner's Association shall under no circumstances be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

NON-EXCLUSIVE SLOPE EASEMENT: There is hereby granted to the City of Mount Vernon an easement over and across the areas designated on the plat map as non-exclusive slope easements with the right to the City to enter upon said premises for the purpose of maintaining, reconstructing or replacing existing constructed cut and fill slopes and all appurtenances necessary thereto. The present and future lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The City shall under no circumstances be held responsible for the restoration of any buildings or improvements if they are disturbed during the exercise of this easement.

WALL RECONSTRUCTION EASEMENT: There is hereby granted to the City of Mount Vernon a permanent easement over and across the areas designated on the plat map as wall easements, with the right to the City to enter upon said premises to reconstruct the existing structural walls and all appurtenances or replace the existing walls with constructed slopes and all appurtenances necessary thereto. The City may also enter upon said premises for the purpose of performing maintenance to the existing walls or future constructed slopes. The present and future lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premises. The City shall under no circumstances be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

N. All easements delineated on the face of said Plat, including but not limited to future roads, sewer construction, maintenance, bicycle trails, slopes, utilities, etc., all as said easements are set forth and delineated on the face of said plat.

O. Easement and set-back requirements as set forth in the covenants to Eaglemont, recorded under Auditor's File No. 9401250030.



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P. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Sea-Van Investments Associates, a
Washington general partnership
Dated: May 15, 2000
Recorded: May 23, 2000
Auditor's No: 200005230026
Purpose: Non-exclusive perpetual easement for
ingress, egress and utilities
Area Affected: On and over a portion of the subject property

Q. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: August 21, 2000
Recorded: September 6, 2000
Auditor's No: 200009060009
Purpose: "...remove, enlarge and use the easement
area for one or more utility systems for
purposes of transmission, distribution and sale
of electricity..."
Area Affected:

Easement No. 1: As constructed or to be constructed on the temporary road and utility easement described on the attached Exhibit "A". (Grantor shall insure that the road is maintained at all times for to provide access for the maintenance of the Grantee's electrical facilities).

Easement No. 2: A strip of land 10 feet in width being parallel to and coincident with the temporary road and utility easement described on the attached Exhibit "A".

R. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Eaglemont Phase 1E
Recorded: October 30, 2000
Auditor's No: 200010300157



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