

AFTER RECORDING MAIL TO:

David W. Kemble  
P.O. Box 2812  
Mount Vernon, WA 98273



200204160076

Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: S-100762-E

LAND TITLE COMPANY OF SKAGIT COUNTY

**Statutory Warranty Deed**

Grantor(s): Kami L. Manley, Richard A. Manley, Shirley M. Manley

Grantee(s): David W. Kemble, Susan A. Kemble

Abbreviated Legal: Lot 43, BLACKBURN RIDGE

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4708-000-043-0000/P113193

THE GRANTOR KAMI L. MANLEY, as her separate property, and RICHARD A. MANLEY and SHIRLEY M. MANLEY, husband and wife, in indeterminate undivided interests

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID W. KEMBLE and SUSAN A. KEMBLE, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington: Lot 43, "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: Schedule "B-1" attached hereto and made a part thereof.

Dated this 15<sup>th</sup> day of April 2002

By Kami L. Manley  
Kami L. Manley

By Shirley M. Manley  
Shirley M. Manley

By Richard A. Manley  
Richard A. Manley

By \_\_\_\_\_

STATE OF Washington  
County of Skagit

SS:

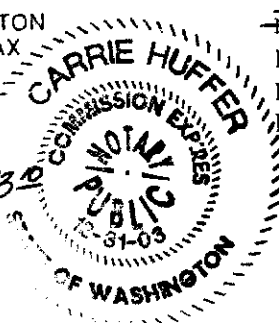
I certify that I know or have satisfactory evidence that Kami L. Manley, Richard A. Manley and Shirley M. Manley is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: April 15<sup>th</sup>, 2002

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#1007  
APR 16 2002

Amount Paid \$ 3373.00  
Skagit Co. Treasurer  
By [Signature] Deputy



[Signature]  
Nancy Lea Cleave Carrie Huffer  
Notary Public in and for the State of Washington  
Residing at Mount Vernon Burlington  
My appointment expires: 9/01/2002 12-31-02

**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.

- Continued -

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Schedule "B-1"

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EXCEPTIONS CONTINUED:

B. (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. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Private drainage
Area Affected:	Westerly 20 feet



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