

WHEN RECORDED RETURN TO

Name Jean Zoet

Address 100 S 28th St

City, State, Zip Mount Vernon, WA 98274



200207240051
Skagit County Auditor

7/24/2002 Page 1 of 3 11:50AM



**LAND TITLE
COMPANY**

FILED FOR RECORD AT REQUEST OF

Land Title #S-101871

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

EDMUND S. MCLAUGHLIN AND LORI A. MCLAUGHLIN,
THE GRANTOR Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to JEAN A. ZOET, An Unmarried Person

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

LOT 20, "PLAT OF EASTMONT", AS PER PLAT RECORDED IN
VOLUME 15 OF PLATS, PAGES 199 THROUGH 201, INCLUSIVE,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO EASEMENTS, CONDITIONS, COVENANTS AND
RESTRICTIONS PER ATTACHED EXHIBIT "B" AND BY THIS
REFERENCE MADE A PART HEREOF.

Tax #4637-000-020-0009 (P106563)

3342
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated July 23rd, 2002

JUL 24 2002

Amount Paid \$ 2785.70
Skagit Co. Treasurer
By [Signature] Deputy

[Signature] Edmund S. McLaughlin
[Signature] Lori A. McLaughlin
By (Individual) (President)
By (Secretary)

STATE OF WASHINGTON }
COUNTY OF Skagit } ss.

STATE OF WASHINGTON }
COUNTY OF _____ } ss.

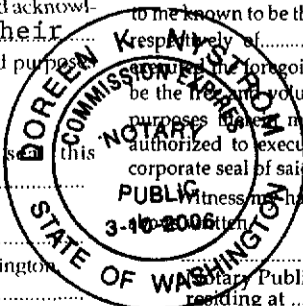
On this day personally appeared before me
Edmund S McLaughlin and
Lori A. McLaughlin
to me known to be the individual described in and who
executed the within and foregoing instrument, and acknowl-
edged that they signed the same as their
free and voluntary act and deed, for the uses and purposes
therein mentioned.

On this.....day of, before me, the undersigned, a
Notary Public in and for the State of Washington, duly commissioned and
sworn, personally appeared and
.....
to me known to be the President and Secretary,
respectively of the corporation that

executed the foregoing instrument, and acknowledged the said instrument to
be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that
authorized to execute the said instrument and that the seal affixed is the
corporate seal of said corporation.

GIVEN under my hand and official seal this
23rd day of July 2002

Deann K Nystim
Notary Public in and for the State of Washington,
residing at Mount Vernon
My appointment expires: 3-10-06



.....
Notary Public in and for the State of Washington,
residing at
My appointment expires:

Schedule "B-1"

EXCEPTIONS:

A. EASEMENTS PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Easement Dedication: An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the easements identified upon the Plat of Eastmont in which to install, lay, construct, renew, operate, maintain, and remove 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.

B. NOTES SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

Impact Fee Notice: Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance No. 2552 and 2596.

Private Drainage Easements: An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of 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.

Stormwater Facilities - Operation/Maintenance: Stormwater retention/detention facilities common to the Plat of Eastmont 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 Eastmont Homeowners 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.

Side yard set back shall be as defined in Mount Vernon City Ordinance Section 17.15.070.

- continued -



200207240051
Skagit County Auditor
7/24/2002 Page 2 of 3 11:50AM

Schedule "B-1"

EXCEPTIONS CONTINUED:

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

Purpose: Drainage
Affects: East 20 feet and West 20 feet of said Plat

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

Purpose: Utilities
Affects: 7 foot strip adjacent street lines

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

Purpose: Mailbox easement area
Affects: As delineate on various lots

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

Purpose: Building set back areas
Affects: As delineated on various lots

G. 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:

Executed By: John N. Hocking, etal
Dated: October 26, 1994
Recorded: October 27, 1994
Auditor's No.: 9410270072

H. Terms, conditions and provisions of that certain "Fund and Assessments" recorded under Auditor's File No. 9410270073.



200207240051
Skagit County Auditor

7/24/2002 Page 3 of 3 11:50AM