

AFTER RECORDING MAIL TO:
Rachael Brownell
1604 Blackburn Street
Mount Vernon, WA 98274



200209160173
Skagit County Auditor

9/16/2002 Page 1 of 4 3:26PM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-102572-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Nordco Group, L.L.C.
Grantee(s): Rachael Brownell
Abbreviated Legal: Lot 1 MV SP-1-01 in 29-34-4 E W.M.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 340429-4-004-0001/P28745

THE GRANTOR NORDCO GROUP, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RACHAEL BROWNELL, an unmarried individual the following described real estate, situated in the County of Skagit , State of Washington:
See Attached Exhibit A

Subject to: Schedule "B-1" attached hereto and made a part thereof.

4280
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated this 12th day of September, 2002

By Nordco Group, L.L.C.

By

Amount Paid \$ 2420.00
Skagit Co. Treasurer

By Deputy

By Craig Cammock, Manager

By

STATE OF WASHINGTON
County of Skagit

SS:

I certify that I know or have satisfactory evidence that Craig Cammock

is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the Manager of Nordco Group, L.L.C.

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: September 13th, 2002

Carrie Huffer

Notary Public in and for the State of WASHINGTON

Residing at Burlington

My appointment expires: 12/31/2003



Exhibit A

Lot 1 of Mount Vernon Short Plat No. 1-01, recorded August 16, 2001, under Auditor's File No. 200108160009, records of Skagit County, Washington, and being a portion of the West 1/2 of the West 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Schedule "B-1"

P-102572-E

EXCEPTIONS:

A. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Nordco Investments, a general partnership
Dated: March 31, 1995
Recorded: April 12, 1995
Auditor's No.: 9504120028
Regarding: Terms for connection to city sewer

B. NOTES SHOWN ON SHORT PLAT, AS FOLLOWS:

1. Short Plat number and date of approval shall be included in all deeds and contracts;
2. Zoning: R-1, 7.6;
3. Sewage Disposal: City of Mount Vernon
Storm Drainage: City of Mount Vernon
4. Water: P.U.D. No. 1;
5. Minimum building setback requirements:

Front yard: 25 feet on arterial streets and 20 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets.

Side yard: 5 feet. The total of the two side yards shall be a minimum of 15 feet.

Rear yard: 20 feet. Where a rear yard abuts an alley, accessory buildings such as garages and carports may be located within 8 feet of the rear property line.

6. Impact fees are required in the City of Mount Vernon at the time building permits are issued. One half of the required school impact fees have been paid as a condition of approval of this Short Plat.

7. All maintenance and construction of the private road is the responsibility of the lot owners and the responsibility shall be shared equally by owners based on usage. The access road and apparatus turn around area shall be maintained at the required width of 20 feet. Permanent no parking signage is required and shall be maintained by the lot owners.

8. Permanent address signage shall be required at the intersection of the private access road and East Blackburn Road.

- Continued -



EXCEPTIONS CONTINUED:

C. EASEMENTS SHOWN ON FACE OF SHORT PLAT:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Co., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain, and remove utility systems, line, 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 privilege herein granted.

WATER PIPELINE EASEMENT:

An easement is 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 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 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, 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.

- Continued -

LTC-SC-2



200209160173
Skagit County Auditor

EXCEPTIONS CONTINUED:

C. (Continued):

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.

D. EASEMENT SHOWN ON SHORT PLAT:

For: Ingress, egress and utilities
Affects: As shown on Short Plat

E. 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.

F. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: Nordco Group, L.L.C., a Washington limited liability company
And: Ash Ventures, L.L.C., a Washington limited liability company
Dated: February 14, 2002
Recorded: February 14, 2002
Auditor's No.: 200202140113
Regarding: Easement and maintenance agreement
Affects: South 10 feet of Lot 1
(Copy attached)

G. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: February 14, 2002
Recorded: February 14, 2002
Auditor's No.: 200202140114
Executed By: Nordco Group, L.L.C., a Washington limited liability company

CEL



200209160173
Skagit County Auditor