



200209170071

Skagit County Auditor

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WHEN RECORDED RETURN TO

Name Bonnie J JensenAddress 2914 Schuller PlCity, State, Zip Mount Vernon, WA 98273**LAND TITLE
COMPANY**

FILED FOR RECORD AT REQUEST OF

Land Title #P-102688

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR JOSEPH D WOODMANSEE AND KIMBERLY A WOODMANSEE,
 Husband and Wife
 for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION
 in hand paid, conveys and warrants to BONNIE J JENSEN, An Unmarried Person
 the following described real estate, situated in the County of Skagit, State of Washington:

LOT 45, "PLAT OF BAKERVIEW WEST", AS PER PLAT
 RECORDED IN VOLUME 17 OF PLATS, PAGES 13 THROUGH
 16, 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.

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

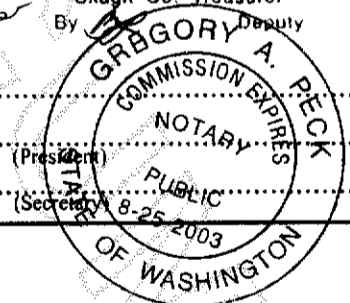
Tax #4719-000-045-0000 (P113659)

#4304
SEP 17 2002Dated September 16th, 2002

Joseph P. Woodmansee by POA Kimberly A. Woodmansee
 (Individual) Joseph D Woodmansee
 (Individual) Kimberly A Woodmansee

By
By

Amount Paid \$ 2136.00
 Skagit Co. Treasurer
 By GREGORY A. PECK Deputy



STATE OF WASHINGTON, }
 County of Skagit } ss.

On this 16th day of September, 2002, ~~19~~, before me personally appeared Kimberly A Woodmansee to me known to be the individual described in and who executed the foregoing instrument for her self and also as Attorney in fact for Joseph D Woodmansee and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not insane.

Given under my hand and official seal the day and year last above written.

[Signature]
 Notary Public in and for the State of Washington,
 residing at Mount Vernon

Schedule "B-1"

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. 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."

C. Easements -


"An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of 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. Property owner is prohibited from building improvements within this easement unless approval has been granted by the city engineer."

D. DEVELOPMENT STANDARDS AND CONDITIONS FOR BAKERVIEW WEST MOBILE HOME SUBDIVISION PER REZONE TO MHP DATED DECEMBER 29, 1997 AS PREPARED BY RICK CISAR, PLANNING DIRECTOR.

1. A mobile home subdivision shall comply with all provisions of the subdivision ordinance and all zoning provisions of the district in which it is to be located.

2. In order to ensure that a mobile home subdivision will be compatible with and will enhance the surrounding area, specific covenants and deed restrictions may be required.

- continued


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Schedule "B-1"

EXCEPTIONS CONTINUED:

D. (Continued):

3. A modular home unit located in the Bakerview West subdivision shall conform to the following standards and conditions and shall have:

- a.) a permanent foundation;
- b.) A width of not less than 24 feet (measuring at all points perpendicular to the length of the home);
- c.) A secure tie down;
- d.) The tongue removed;
- e.) A crawl space under the unit having a minimal heights of 18 inches;
- f.) Permanent steps affixed to all exists;
- g.) Seals affixed by the State Department of Labor and Industries;
- h.) All running cedar, including axles, removed when placed on the required full foundation;
- i.) Approved public sewer and water connections;
- j.) A minimum size of 900 square feet;
- k.) A manufacturing date of 1994 or later;
- l.) No metal siding or roofs or metal sheds or accessory building or additions;
- m.) An appearance that is residential in character;

4. Additions and accessory building to the modular units shall employ materials similar to those of the original unit or other products which are compatible with the materials employed in the unit.

5. All units shall be located on the lot in conformance to approved setbacks as shown on the site plan and/or subdivision plat.

6. Fence design and materials shall be limited to those shown on the approved site plan and/or subdivision plat.

7. All corners, lots, adjacent to 30th Street shall provide the typical landscape buffer and rail fencing as shown on the site plan and/or subdivision plat prior to the issuance of a final certificate of occupancy for the unit.



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