

AFTER RECORDING MAIL TO:  
Gunnar Pedersen  
16325 Dike Road  
Mount Vernon, WA 98273



200210010110  
Skagit County Auditor

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Filed for Record at Request of  
Land Title Company of Skagit County  
Escrow Number: P-102793-E

LAND TITLE COMPANY OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Dean M. Holt, Mary M. Holt  
Grantee(s): Gunnar Pedersen  
Abbreviated Legal: Lot 56, BLACKBURN RIDGE PHASE 2, records of Skagit County, WA  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4767-000-056-0000/P117411

**THE GRANTOR** DEAN M. HOLT and MARY M. HOLT, husband and wife  
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION  
in hand paid, conveys and warrants to GUNNAR PEDERSEN, a married man as his separate  
property  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 56, "PLAT OF BLACKBURN RIDGE PHASE 2", as per plat recorded on October  
31, 2000, under Auditor's File No. 200010310122, 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 27th day of September, 2002

By [Signature]  
Dean M. Holt

4618  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

By [Signature]  
Mary M. Holt

OCT 01 2002

STATE OF WASHINGTON }  
County of Skagit } SS:

Amount Paid \$ 1,068.00  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Dean M. Holt & Mary M. Holt  
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: September 27th, 2002

[Signature] [Signature]  
Carrie Huffer  
Notary Public in and for the State of WASHINGTON  
Residing at Burlington  
My appointment expires: 12/31/2003



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
Purpose: One anchor & guy wires  
Dated: February 4, 1970  
Recorded: February 6, 1970  
Auditor's No.: 735708

B. 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.

C. Easements and Notes 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 A T & T 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 10, 11, 12, 13, 36, 37, 38, 41 and 42 -

Non-exclusive easements for public utilities as illustrated on lots 10, 11, 12, 13, 36, 37, 38, 41 and 42 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.

- continued -

LTC-SC-2



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EXCEPTIONS CONTINUED:

C. (Continued):

TYPICAL BUILDING SETBACKS

Front Yard - Lots at Street Corners are considered to have two front yards.

25' on Blackburn Rd.

20' on all other streets

Rear yard 20'

Side yard minimum 5' (total 15)

Building envelopes are illustrated by dashed lines inside each building lot

NOTE -

All roof and footing drains shall be connected (tight lines) to the storm drainage system.

NOTE -

The 20' easement on Tract C as illustrated on Short Plat MV 10-79 recorded under Skagit County AF822061, together with 20' wide easement described in the document recorded under Skagit County AF# 826431 are hereby released.

NOTE -

All lots within this subdivision are subject to impact fees payable on issuance of a building permit

NOTE -

Sewer Credits - Pursuant to Ordinance #2386.  
Each lot receives - (SFR)  
\$1800.00 Expansion Credits.  
\$ 320.00 Capacity Credits.

Each Duplex Lot Receives -  
\$2700.00 Expansion Credits  
\$ 320.00 Capacity Credits

NOTE -

Tract B is not a building lot. The parcel designated Tract B is for ingress and egress and access only to adjacent properties. Tract B may be deeded to any on the adjoining parcels.

D. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR BLACKBURN RIDGE PHASE II, AS HERETO ATTACHED:

Declaration Dated:	October 12, 2000
Recorded:	October 12, 2000
Auditor's No.:	200010120092
Executed By:	Dean M. Holt



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Skagit County Auditor