

AFTER RECORDING MAIL TO:
William C. Roberts, Jr.
2300 S. 18th Street
Mount Vernon, WA 98274



200212170085
Skagit County Auditor

12/17/2002 Page 1 of 3 11:48AM

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-103666-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Shepherd Homes, Inc.
Grantee(s): William C. Roberts, Jr.
Abbreviated Legal: Lot 9, BLACKBURN RIDGE PHASE 2, PLAT OF, records of Skagit
County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4767-000-009-0000/P117364

THE GRANTOR SHEPHERD HOMES, INC., a Washington Corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to WILLIAM C. ROBERTS, JR., an Unmarried Man
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 9, "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 12th day of December, 2002

#5881
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By Shepherd Homes, Inc.

By _____

By Robert L. Shepherd, Jr.
Robert L. Shepherd, Jr., President

By _____
DEC 17 2002

STATE OF WASHINGTON
County of Skagit

By [Signature]
Amount Paid \$ 3381.11
Skagit Co. Treasurer
Deputy

SS:

I certify that I know or have satisfactory evidence that Robert L. Shepherd, Jr.
_____ 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 President
_____ of Shepherd Homes, Inc.

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

Dated: December 12th, 2002

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



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 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 -



200212170085

Skagit County Auditor

EXCEPTIONS CONTINUED:

B. (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.

C. 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



200212170085
Skagit County Auditor