

**AFTER RECORDING MAIL TO:**

**Mr. and Mrs. Rick L. Landers**  
2211 Riley Road  
Mount Vernon, WA 98274



200303250177

Skagit County Auditor

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Filed for Record at Request of  
Land Title Company Of Skagit County  
Escrow Number: PA-105553-E

LAND TITLE COMPANY OF SKAGIT COUNTY

## Statutory Warranty Deed

Grantor(s): Landmark Building and Development  
Grantee(s): Rick L. Landers and Missy E. Landers  
Abbreviated Legal: Lot 47, Blackburn Ridge No. 2  
Assessor's Tax Parcel Number(s): P117402/4767-000-047-0000

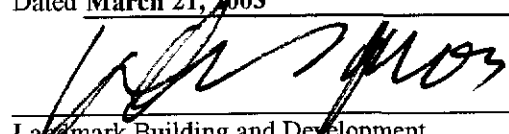
THE GRANTOR The Great American Dream, Inc. a Washington Corporation, doing business as Landmark Building and Development for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rick L. Landers and Missy E. Landers, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 47, "PLAT OF BLACKBURN RIDGE DIV. NO. 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: See attached

Dated March 21, 2003

  
Landmark Building and Development  
John Ellis, President

# 1373  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

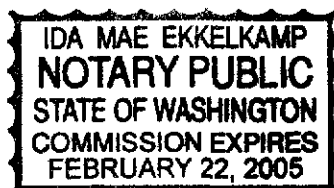
MAR 25 2003

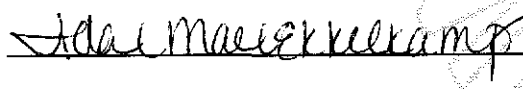
Amount Paid \$ 2717.42  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence John Ellis  
is the person who appeared before  
me, and said person acknowledged that he signed this instrument, on oath stated  
authorized to execute the instrument and is  
the president of The Great American Dream, Inc.  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 24, 2003



  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 2/22/2005

**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 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 T.C.I. Cablevision 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.

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



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## EXCEPTIONS CONTINUED:

B. (Continued):

## 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



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Skagit County Auditor