



200307110211
Skagit County Auditor

7/11/2003 Page 1 of 2 3:39PM

AFTER RECORDING MAIL TO:
Ms. Shirley G. Peplow
2417 N. 24th Place
Mount Vernon, WA 98273

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 107358-PE

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): J. Scott McJoynt and Michelle McJoynt
Grantee(s): Shirley G. Peplow
Abbreviated Legal:
Assessor's Tax Parcel Number(s): 4654-000-007-0006/P107410

THE GRANTOR J. SCOTT McJOYNT AND MICHELLE McJOYNT, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHIRLEY G. PELOW, a single individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 7, "RUDELL ADDITION," as per plat recorded in Volume 16 of Plats, pages 51 and 52, 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 July 2, 2003

J. Scott McJoynt
J. Scott McJoynt

Michelle McJoynt
Michelle McJoynt

#3410
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 11 2003

STATE OF California }
COUNTY OF San Diego } SS:

Amount Paid \$ 2928.10
By [Signature] Skagit Co. Treasurer Deputy

I certify that I ~~know or~~ have satisfactory evidence that J. Scott McJoynt and Michelle McJoynt the person(s) who appeared before me, and said person(s) acknowledged that ~~he/she/they~~ signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 7th, 2003

[Signature]
Notary Public in and for the State of California
Residing at 10755 Scripps Poway Parkway San Diego CA 92131
My appointment expires: June 27th, 2007



EXCEPTIONS:

- A. Reservation contained in deed from the State of Washington recorded under Auditor's File No. 185839 reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Purpose: An underground electric transmission and/or distribution system
 Area Affected: Easement No. 1: All streets and road right of ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

Dated: Not disclosed
 Recorded: December 22, 1994
 Auditor's No.: 9412220061

- C. 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.

D. Notes and easements shown on face of Plat, as follows:

- 1.) Any lot within this subdivision will become subject to impact fees payable upon issuance of a building permit.
- 2.) Vehicle access to Lots 1 & 9 shall be only from North 24th Place. Vehicle access to Lots 1 & 9 shall be no closer than 60 feet from centerline of Martin Road right of way.

STORMWATER FACILITIES-OPERATION/MAINTENANCE

An easement for stormwater drainage/detention facilities common to the Plat of Ruddell Addition, is hereby granted to the City of Mount Vernon Maintenance and operation of the stormwater control and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of perimeter fences, landscaping and plant materials within this easement is the responsibility of the Plat of Ruddell Addition Homeowners' Association.

NOTE -

The installation of fences, landscaping, or other items that may hinder any privilege granted within the city storm drainage easements shall be prohibited within the limits of the 20 foot wide stormwater detention pond access and utilities easement on Lots 4 and 5 or within the limits of the stormwater drainage/detention pond easement area on Lots 3, 4 and 5.

EASEMENTS

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior ten (10) feet or twenty (20) feet of 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, 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 privileges herein granted."

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, 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.

E. EASEMENTS SHOWN ON FACE OF PLAT:

For: Access, utilities and drainage
 Affects: As shown on face of plat.



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