

When Recorded Return to:
Shawn & Jennifer Perry
2426 W. Meadow Blvd
Mt. Vernon, WA 98273



200310300162

Skagit County Auditor

0/30/2003 Page 1 of 6 3:48PM

FIRST AMERICAN TITLE CO.

75959-1

STATUTORY WARRANTY DEED

THE GRANTORS, ROBERT M. STACK and REBECCA J. STACK, husband and wife, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to SHAWN PERRY and JENNIFER PERRY, husband and wife, the following described real estate situated in the County of Skagit, State of Washington:

Lot 51, "The Meadows - Phase 1, a Planned Unit Development Plat," as per plat recorded in Volume 15 of Plats at page 167, in the records of Skagit County, State of Washington.

Situate in the County of Skagit, State of Washington.

Tax Parcel No.: 4629-000-051-0000 (P104984)

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, AND
RESTRICTIONS OF RECORD including those on Exhibit A attached hereto.

DATED this 27th day of October, 2003.

5618
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 30 2003

GRANTORS:

ROBERT M. STACK

REBECCA J. STACK

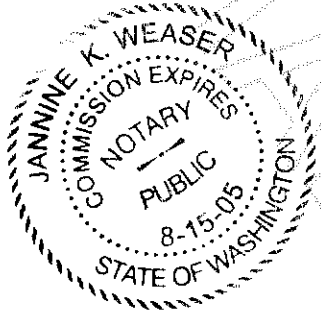
2937.00
Amount Paid \$
Skagit Co. Treasurer
By hr Deputy

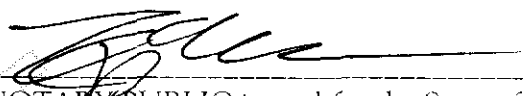
STATE OF WASHINGTON)

Skagit) ss
COUNTY OF SNOHOMISH)

On this 27th day of October, 2003, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT M. STACK and REBECCA J. STACK, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year first above written.




NOTARY PUBLIC in and for the State of
Washington, residing Mariposa
My Appointment Expires: 8-15-05

[do not put seal beyond 1-1/2" borders of this page]



EXHIBIT A

1. Municipal assessments, if any, levied by the City of Mount Vernon.
2. Any tax, fee, assessments or charges as may be levied by The Meadows @ Mount Vernon Homeowner's Association.
3. Easement, including the terms and provisions thereof:

Grantee: Puget Sound Power & Light Co.
Dated: September 2, 1993
Recorded: September 9, 1993
Auditor's No.: 9309090091
Purpose: "... utility systems for purposes of transmission,
distribution and sale of gas and electricity ..."
Area Affected: As follows:

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 right-of-ways. EXCEPT all residential lots fronting Hoag Road, the strip of land parallel to and coincident with the Hoag Road right-of-way shall be 5 feet in width.

4. Matters as disclosed and/or delineated on the face of the following plat/subdivision:

Plat/Subdivision Name: The Meadow Phase 1
Recorded: May 5, 1994
Auditor's No.: 9405050068

Said matters include but are not limited to the following:

1. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads as dedicated in the plat.
2. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., 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 7 feet of front and 5 feet of side boundary lines and under and upon exterior ten (10) feet of rear boundary line of all lots and tracts, 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.

3. Tract 995 is to be maintained by and is hereby dedicated to the City of Mount Vernon for sewer line access.

Tract 996 is to be maintained by and is hereby dedicated to the City of Mount Vernon for sewer line access.

Tract 997 is to be maintained by the Meadow P.U.D. Homeowner's Association until such time that the City of Mount Vernon requires it for public street purposes.

Tract 998 is private and is to be maintained by the Meadow P.U.D. Homeowner's Association for purposes of recreation, open space, and storm water control.

Tract 999 is private and is to be maintained by the Meadow P.U.D. Homeowner's Association for the purpose of recreational vehicle parking.

4. No further subdivision of any lot without resubmitting for formal plat procedure.

5. Any lot within this subdivision may become subject to impact fees payable upon issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon of either an interim or permanent basis.

6. New homes along the west boundary of this subdivision (lots 69 through 79) shall be limited to single story structures.

7. Where landscaping areas are required along street frontages, no shrubs shall be higher than thirty-six inches and no tree shall have branches or foliage below five feet or placed within twenty feet of the corner of a driveway, alley or street intersection.

8. Lot owners shall be responsible for installation of downspout infiltration system as per detail 3/4-15, sheet 15 of "The Meadow" construction plans, approval date September 7, 1993. Same downspout infiltration system shall be operational prior to issuance of certificate of occupancy, and the maintenance of same shall be the responsibility of the pertinent lot owners.

9. Vehicular access for Lots 1 through 6, 82, 83, 84 and Tract 999 shall be from



Meadow Boulevard or Hemlock Place and not from Hoag or The Meadow Boulevard entrance to Hoag Road.

10. Fence line shown does not run "True". Fence falls on either side of parcel line within nominal limits. No adverse possession determined or presumed.

11. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors and assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress and egress from said lands across adjacent lands of the Grantor; also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on Grantor's property so as to not to interfere with, obstruct, or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the districts use of the easement.

12. Building set back lines as delineated on the face of the plat.

13. Easement as delineated and/or dedicated on the face of the plat:

Purpose:	Utilities
Affects:	A 7 foot strip of land adjacent to all streets

14. Easement as delineated and/or dedicated on the face of the plat:

Purpose:	Sewer
Affects:	West 20 feet of lots 77, 78, 79 (affects lots as listed only)

5. Reservations and/or exceptions contained in instrument:



From: B.N.L. Davis et ux.
Recorded: October 24, 1890
Auditor's No.: Volume 13, Page 383
As Follows:

Right of the Seattle and Montana Railroad to go upon land within 200 feet of the center of the Railroad for purposes of cutting trees dangerous to the operation of the railroad and for incidental purposes.

Affects: Lots 5, 6, 9, 12

6. Easement, including the terms and provisions thereof:

Grantee: City of Mount Vernon
Recorded: April 3, 1959
Auditor's No.: 578556
Purpose: Sewer pipeline
Area Affected: West 15 feet of Lots 77, 78, 79 (affects lots as listed only)

7. Protective covenants and/or easements, but omitting restrictions, if any, based on race, color, religion or national origin.

Dated: May 19, 1994
Recorded: May 19, 1994
Auditor's No.: 9405190106
Executed By: The Meadows Associates

