

AFTER RECORDING MAIL TO:  
Judith Smith  
2509 North Woods Loop Road  
Mount Vernon, WA 98273



200311260076  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01149-03

### Statutory Warranty Deed

Grantor(s): Dan R. Mitzel and Patricia R. Burklund

Grantee(s): Judith L. Smith

Abbreviated Legal:

Lot 15, "North Woods"

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4810-000-015-0000

FIRST AMERICAN TITLE CO.

75705

THE GRANTOR Dan R. Mitzel and Patricia R. Burklund, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Judith L. Smith, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 15, "Plat of North Woods", recorded February 13, 2003 under Skagit County Auditor's No. 200302130139.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof

Dated 11/14/03

DAN R. MITZEL

BY: [Signature] HIS ATTORNEY IN FACT  
Dan R. Mitzel

PATRICIA R. BURKLUND

BY: [Signature] HER ATTORNEY IN FACT  
Patricia R. Burklund

STATE OF Washington }  
County of Skagit } SS:

On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me personally appeared  
Jeffrey D. Hansell, who executed the within instrument as

Attorney in Fact for Dan R. Mitzel and Patti R. Burklund

and acknowledged to me that he/she signed and sealed the same as his/her free and voluntary act and deed as attorney in fact for Dan R. Mitzel & Patti R. Burklund for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said Dan R. Mitzel & Patti R. Burklund is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)

[Signature]  
Kelli A. Mayo

Notary Public in and for the State of Washington

Residing at Sedro Woolley

My appointment expires: 6/19/2005

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 60069

NOV 26 2003

Amount Paid \$ 3248.27  
Skagit Co. Treasurer  
By [Signature] Deputy

EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: October 10, 2001  
Recorded: November 6, 2001  
Auditor's No: 200111060118  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected: Portion of the subject property

B. TERMS AND CONDITIONS OF CONSENT TO CHANGE OF GRADE:

Dated: October 24, 2001  
Recorded: December 19, 2001  
Auditor's No: 200112190134

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington Corporation  
Dated: August 27, 2002  
Recorded: September 6, 2002  
Auditor's No: 200209060018  
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."  
Area Affected:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 open spaces located within the above-described property, being parallel and coincident with the boundaries of all private/public street and road rights-of-way.



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D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: North Woods  
Recorded: February 13, 2003  
Auditor's No: 200302130139  
(Copy attached)

Said matters include but are not limited to the following:

1. Know all men by these presents that Dan R. Mitzel, Patricia R. Burklund and Horizon Bank, a Washington Corporation, owners in fee simple or contract purchasers and mortgage or lien holders of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets and avenues, if any, shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

2. An easement is hereby reserved for and granted to the City of Mount Vernon, Skagit County Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and AT&T Broad Band and their respective successors and assigns under and upon the exterior 10 feet of all lots and tracts abutting all public roads and rights of way as shown hereon 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 services to the subdivision, 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 damage it caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted. No lines or wires for the transmission of electric current or for telephone use or cable television shall be installed unless the same by underground, at the completion of any work within said easement area, the service provider shall restore the surface of the easement area to the condition that existed prior to the work being done.

3. A private drainage easement is reserved for and granted to the North Woods Homeowners Association and all of the lot owners under and upon the area designated as "Private Drainage Easement" on the plat for the purpose of conveying storm water runoff. Responsibility for maintenance of all storm drainage facilities located within the private drainage easement shall be according to the provisions of the declaration of CC&Rs for the Plat.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

4. Setbacks: Front Yard - 25' on arterial streets and 20' on all others, corner lots and through lots shall observe the minimum setback on both streets.

Side Yard - 5', the total of the two side yards shall be a minimum of 15'  
Rear yard - 20'

5. Sewage Disposal - City of Mount Vernon
6. Water - Skagit County PUD
7. Power - Puget Sound Energy
8. Telephone - Verizon

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9. Gas - Cascade Natural Gas
10. Cable - AT&T Cable
11. Storm - City of Mount Vernon
12. Garbage Collection - City of Mount Vernon, Solid Waste Collection for lots shall be at the edge of the public right of way.
13. All lots within this subdivision are subject to impact fees for schools, fire, parks and roads, payable upon issuance of a building permit.
14. With the exception of Lot 18, all lots within this subdivision must access the internal road system.
15. This survey has depicted existing fence lines and other occupational indicators in accordance with W.A.C. Ch. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.
16. Lot 5 is subject to an easement for ingress, egress and utilities over under and across for the benefit of Lot 6.
17. Lot 12 is subject to an easement for ingress, egress and utilities over under and across for the benefit of Lots 11 and 13.
18. Lots 25 and 26 are subject to an easement, as shown, for utilities over under and across for the benefit of Lot 24.
19. Lots 29, 30 and 33 are subject to a 20' easement, as shown, for utilities over, under and across for the benefit of all lots within the plat. No structures or fences may be built in this easement.
20. Document recorded under Auditor's File No. 200112190133, road dedication, does not close. The author of the legal description advised that a distance was incorrect. Distance in legal description reads 182.42 feet when it should be 188.42 feet, using this information the description closes.
21. Lots 17 and 19 are subject to an easement for ingress, egress and utilities, as shown, over, under and across for the benefit of Lot 18.
22. Lot 19 is subject to a 10' x 10' sign easement for the plat of North Woods. See CCR's for additional information.
23. Biofiltration Swale (Affects Lots 32-33)
24. Private drainage easement as delineated on each lot.
25. Location of fencelines



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E. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated:	February 13, 2003
Recorded:	February 13, 2003
Auditor's No:	200302130140
Executed by:	Dan R. Mitzel and Patricia R. Burklund, husband and wife