

AFTER RECORDING MAIL TO:  
Jennifer Brown  
1920 N. 30th St.  
Mount Vernon, WA 98273



200311260141  
Skagit County Auditor

11/26/2003 Page 1 of 6 1:38PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01191-03

### Statutory Warranty Deed

Grantor(s): The Great American Dream, Inc., dba Landmark Building and Development

Grantee(s): Jennifer L. Brown  
Abbreviated Legal:  
Lot 13, TJ Townhouses

FIRST AMERICAN TITLE CO.  
76504-1

Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4769-000-013-0000 (P117600)

THE GRANTOR The Great American Dream, Inc., dba Landmark Building and Development, a Washington Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Jennifer L. Brown, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 13, TJ Townhouses", as recorded November 30, 2000 under Skagit County Auditor's File No. 200011300053.

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

Dated \_\_\_\_\_

The Great American Dream, Inc., dba Landmark Building and Development

By: Jenifer Walden  
Jennifer Walden, Agent

6078  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 23 2003

Amount Paid: \$ 2345.86  
Skagit Co. Treasurer  
By: [Signature] Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Jenifer Walden

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the Agent of The Great American Dream, Inc., dba Landmark Building and Development as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.  
Dated: 11/25/03

Kelli A Mayo  
Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005

EXHIBIT "A"

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company of the Northwest  
Dated: July 20, 1977  
Recorded: July 22, 1977  
Auditor's No: 861138  
Purpose: Construct, maintain, etc., a telephone line

B. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 67757, 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.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: November 5, 1985  
Auditor's No: 8511050076  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8510170069.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: May 22, 1986  
Recorded: July 2, 1986  
Auditor's No: 8607020048  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

E. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON:

Ordinance: 2394-A  
Regarding: Land Use  
Recorded: September 13, 1990  
Auditor's No.: 9009130055

(Said Ordinance is to Amend Ordinance No. 1934, regarding re-zoning)



200311260141  
Skagit County Auditor

F. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON,  
WASHINGTON:

Ordinance: 2934  
Regarding: Land Use/Zoning  
Recorded: March 2, 1999  
Auditor's No.: 9903020122  
G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a  
Municipal Corporation  
Dated: January 26, 2000  
Recorded: January 27, 2000  
Auditor's No: 200001270030  
Purpose: Water Pipeline Easement

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: September 12, 2000  
Recorded: September 12, 2000  
Auditor's No: 200009120116  
Purpose: "...utility systems for purposes of transmission, distribution  
and sale of gas and electricity. . ."

Area Affected:

The West 5 acres of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township  
34 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the right-of-way for State Highway No.  
538, commonly known as College Way along the South line thereof, AND ALSO EXCEPT that portion thereof  
conveyed to the State of Washington for State Route 538, by Deed recorded under Auditor's File No. 8607080049,  
records of Skagit County, Washington.

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

Plat/Subdivision Name: Plat of TJ Townhouses  
Recorded: November 30, 2000  
Auditor's No: 200011300053

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget  
Sound Energy, Inc., TCI Cablevision of Washington, Inc., GTE Northwest, Inc., Cascade Natural Gas Corp. and the  
City of Mount Vernon and their respective successors and assigns under and upon the exterior ten (10) feet of front  
boundary lines of all lots and other easements AND upon the exterior twenty (20) feet of front boundary lines of all  
lots and other easements fronting the street bubbles (Lots 11 - 34), all as shown on the face of the plat, in which to  
install, lay, construct, renew, operate, maintain and remove utility systems, drainage systems, lines, 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 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.



200311260141  
Skagit County Auditor

2. Those areas designated "Category III Stream & Wetland Buffer" are for landscaping, maintained in its natural state by the property owners and preserved free of buildings or structures in accordance with the NGPA Easement restrictions hereinabove.

3. No clearing, grading or filling of any kind, building construction or placement, or road construction shall occur within any Native Growth Protection Area, (NGPA designated as "Wetland Buffer and Drainage Easement" area upon the face of the plat) without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.

Upon satisfaction of Note 1.1 herein by the developer, each individual lot owner shall hereafter be responsible for maintaining and repairing those Native Growth Protection Areas situated upon their lot or lots and are hereby required to leave said areas undisturbed in a natural state.

By acceptance of the easement for the purposes described, the plat developer and the City of Mount Vernon do not accept or assume any liability of acts or omissions of the fee owners, his or her invitees, licensees or other third parties within the easement area. Lot owners shall hold the developer and the City of Mount Vernon harmless from any damage or injury to any property or person by any person entering the easement area not expressly authorized to do so by the provisions of this plat.

4. 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" and/or "Wetland Buffer and 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.

Those private drainage easements lying within the boundaries of the wetland areas shown upon the face of the plat, shall be subject to the conditions as stipulated within the Native Growth Protection Area Easement hereinabove.

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

5. Sanitary sewer easement

6. Utility easement

7. Pond access easement

8. Wetland Buffer and drainage Easement

9. Curve segment area dedicated to City for sidewalk purposes

10. Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit to a non-senior or payable upon transfer of title to a non-senior. Auditor's File No. 200009120118.

11. This plat has been approved by the City of Mount Vernon subject to the following conditions: (A) All future purchase agreements, contracts and or deeds involving properties contained within this plat. EXCEPT Lot 35, shall contain language that requires purchasers to contact appropriate agencies and to ensure that all necessary critical areas permits have been obtained. (B) No building permits will be issued on Lots 1 through 34, inclusive, of this subdivision until such time that all wetland mitigation plans, wetland mitigation sites, and wetland mitigation permits have been approved by all appropriate agencies.

12. Building set back lines

13. Retaining pond easement affecting Lots 33-35.



200311260141

Skagit County Auditor

J. 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: October 30, 2001  
Recorded: October 30, 2001  
Auditor's No: 200110300103  
Executed by: Pasquale J. Senatore; SFG Income Fund IV, L.L.C.; Larry Canaan Profit Sharing and Retirement Trust; and Frontier Bank

Said instrument was modified by instrument recorded May 8, 2003 under Auditor's File No. 200305080235.

K. TERMS AND CONDITIONS OF LETTER:

Dated: April 18, 2002  
Recorded: April 25, 2002  
Auditor's No.: 200204250057  
(COPY ATTACHED)

L. 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: September 12, 2000  
Recorded: September 12, 2000  
Auditor's No: 200009120118  
Executed by: Pat Senatore

Said instrument was modified by instruments recorded March 27, 2001 under Auditor's File No. 200103270101 and July 31, 2003 under Auditor's File No. 200307310168.

M. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: The Great American Dream dba Landmark Building and Development  
Dated: September 23, 2003  
Recorded: September 23, 2003  
Auditor's No: 200309230127  
Purpose: A non-exclusive easement for drainage purposes  
Area Affected:

Easement One:

A non-exclusive easement for drainage purposes over, under and across the following described strip of land:

Begin at the Northwestern corner of Lot 12 of the Plat of "TJ Townhouses" as per plat recorded November 30, 2000 as Auditor's File No. 200011300053; thence East along the North line of said Lot 12 to the Northeast corner thereof; thence South along the East line of Lots 12 and 13 of said plat to a point on a line lying 5 feet South of and parallel with said North line of Lot 12; thence West along said parallel line to the Northwestern line of said Lot 12; thence Northeasterly along said Northwestern line to the point of beginning of said plat.



200311260141  
Skagit County Auditor

**Easement Two:**

A non-exclusive easement for drainage purposes over, under and across the following described strip of land:

Begin at the Northwestern corner of Lot 20 of the Plat of "TJ Townhouses" as per plat recorded November 30, 2000 as Auditor's File No. 200011300053; thence East along the North line of said Lot 20 to the Northeast corner thereof; thence South along the East line of Lots 20 and 21 of said plat to a point on a line lying 5 feet South of and parallel with said North line of Lot 20; thence West along said parallel line to the Northwestern line of said Lot 20; thence Northeasterly along said Northwestern line to the point of beginning. Said easement to be appurtenant to Lot 19 of said plat.



200311260141

Skagit County Auditor