



200401260142  
Skagit County Auditor

AFTER RECORDING MAIL TO:  
Mr. and Mrs. David W. Steele  
2317 Riley Road  
Mount Vernon, WA 98274

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 110457-PE

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

Grantor(s): Christopher S. Bell  
Grantee(s): David W. Steele and Barbara L. Steele  
Abbreviated Legal: Lot 38, Blackburn Ridge Phase 2  
Assessor's Tax Parcel Number(s): 4767-000-038-0000, P117393

THE GRANTOR CHRISTOPHER S. BELL, an unmarried man for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID W. STEELE and BARBARA L. STEELE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 38, "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: Schedule "B-1" attached hereto and made a part thereof.

Dated January 20, 2004

Christopher S. Bell  
Christopher S. Bell

#339  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
JAN 26 2004  
Amount Paid \$ 4058.40  
Skagit County Treasurer  
By: [Signature] Deputy

STATE OF Colorado }  
COUNTY OF Denver } SS:

I certify that I know or have satisfactory evidence that Christopher S. Bell the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: January 23, 2004



[Signature]  
Notary Public in and for the State of Colorado  
Residing at 5010 E. Hampden Ave. Denver, CO 80222  
My appointment expires: 1-14-07

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

- Continued -



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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 Holt Construction L.L.C.



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