



200403180072
Skagit County Auditor

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Parcel No.: 4767-000-059-0000/P117414
Legal Desc.: Lot 59, Blackburn Ridge Div. No. 2

STATUTORY WARRANTY DEED

THE GRANTOR, Dean M. Holt, a single man, as his separate property, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, conveys and warrants to Tom Ridenhour and Samantha Ridenhour, husband and wife, **THE GRANTEEES**, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantor therein:

Lot 59, "PLAT OF BLACKBURN RIDGE DIV NO. 2," as per plat recorded October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject to those matters shown on Exhibit "A" attached hereto

DATED this 3rd day of March, 2004.

Dean M. Holt
Dean M. Holt

#1242
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
MAR 18 2004
Amount Paid \$ 887.11
Skagit County Treasurer
Deputy
By: [Signature]

STATE OF WASHINGTON }
 }
)ss
 }
County of Skagit }

I certify that I know or have satisfactory evidence that Dean M. Holt is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 3rd day of March, 2004.

Deane M. Doughan
Notary Public in and for the
State of Washington, residing at
Burlington

My appointment expires 06-01-2005

Exhibit "A"

- 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



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Exhibit "A" 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 M. Holt



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