

AFTER RECORDING MAIL TO:

Clyde Green
3412 Junco Place
Mount Vernon, WA 98273



200404080066
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01245-04
CHICAGO TITLE IC30276✓

Statutory Warranty Deed

Grantor(s): Dale W. Summers and Michelle L. Summers

Grantee(s): Clyde E. Green and Brenda S. Green

Abbreviated Legal:

Lot 58, Maddox Creek P.U.D. Phase 1

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4681-000-058-0000

THE GRANTOR Dale W. Summers and Michelle L. Summers, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Clyde E. Green and Brenda S. Green, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 58, Maddox Creek P.U.D. Phase 1, according to the plat thereof, recorded in Volume 161 of Plats, pages 121 through 130, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Dated April 5, 2004

Dale W. Summers

Michelle L. Summers

#1052
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 08 2004

State of Washington }
County of Skagit } SS:

Amount Paid \$
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Dale W. Summers and Michelle L. Summers

is/are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/5/04

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

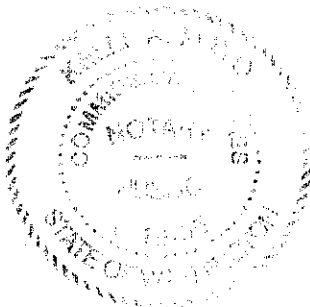


EXHIBIT "A"

1. Easement provisions contained on the face of Maddox Creek P.U.D., Phase I, according to the plat thereof, recorded in Volume 16 of Plats, pages 121 through 130, records of Skagit County, Washington, as follows:

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. 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 Maddox Creek Master Community Association 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.

2. Easement provisions contained on the face of Maddox Creek P.U.D. Phase I, as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Power, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet or seven (7) feet of front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, 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 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 for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

3. Easement provisions contained on the face of Maddox Creek P.U.D. Phase I, as follows:

An easement for stormwater drainage/detention facilities common to the Plat of Maddox Creek P.U.D. Phase No. 1 is hereby granted to the City of Mount Vernon on Tract 80. Maintenance of any perimeter fences, landscaping, and plant materials within this easement is the responsibility of the Plat of Maddox Creek Master Community Association.

4. Easement delineated on the face of Maddox Creek P.U.D. Phase I;
For: Utilities and Sewer
Affects: The exterior 10 feet adjacent to streets, Northwesterly 10 feet,
South 20 feet and Easterly 10 feet

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5. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
6. Building setbacks as delineated on the face of said Maddox Creek P.U.D. Phase I.
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7. Notes on the face of said Maddox Creek P.U.D. Phase I, as follows:

- A. 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 on either an interim or permanent basis.
- B. Set backs from steep slopes can be reduced from the 25 shown hereon if a Geotechnical Report can demonstrate that the conditions merit the reduction. The setbacks shown hereon are as specified by City of Mount Vernon Ordinance No. 2482. In no case shall the setback be less than the minimum allowed for residential building lots.
- C. 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 on either an interim or permanent basis.
- D. Zoning - Maddox Creek P.U.D.
- E. Utility sources: Telephone - GTE
Power - Puget Power
Television - TCI Cablevision
Storm - City of Mount Vernon
Sewer - City of Mount Vernon
Water - Public Utilities District No. 1
- F. Tracts 80, 81, 82, 83, 84, 85, 86, 87, 88 and 89 are shown hereon for convenience of future description purposes only. Said parcels will become the boundaries of future phases of Maddox Creek P.U.D. or are to be conveyed directly to the City of Mount Vernon. No building permits are to be issued for any of these tracts until approval has been received for each of the future phases thereon.
- G. Set backs from steep slopes can be reduced from the 25 shown hereon if a geotechnical report can demonstrate that the conditions merit the reduction. The setbacks shown hereon are as specified by the City of Mount Vernon ordinance no. 2482. In no case shall the setback be less than the minimum allowed for residential building lots.
- H. The steep slope areas shown hereon are per topographic map prepared for the Mount Vernon Partnership and dated February 22, 1991 by Meriwether Leachman Associates, Inc., Bothel, WA, and were provided by the owner. Wetland areas were delineated by Terra Associates, Inc., Kirkland, WA in January and February 1991.

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8. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 9, 1996

Auditor's No(s): 9609090083, records of Skagit County, Washington

Executed By: City of Mount Vernon and InterWest Properties, Inc.

9. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: November 20, 1996 and November 3, 2000

Auditor's No(s): 9609200054 and 200011030078, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

10. Covenants, conditions, and restrictions contained in declaration of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: September 20, 1996

Auditor's No.: 9609200055, records of Skagit County, Washington

Executed By: InterWest Properties, Inc.

11. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: September 20, 1996

Auditor's No(s): 9609200054, records of Skagit County, Washington

Imposed By: Maddox Creek Master Community Association

AMENDED by instrument(s):

Recorded: November 03, 2000

Auditor's No(s): 200011030078, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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