

AFTER RECORDING MAIL TO:
Ash Ventures, LLC
2120 S. 19th Street
Mount Vernon, WA 98274



200404160142
Skagit County Auditor

4/16/2004 Page 1 of 4 3:05PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111519-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Tom Ridenhour and Samantha Ridenhour
Grantee(s): Ash Ventures, L.L.C., a Washington Limited Liability Company
Abbreviated Legal: Lot 59, Blackburn Ridge Div. #2
Assessor's Tax Parcel Number(s): 4767-000-059-0000, P117414

THE GRANTOR TOM RIDENHOUR and SAMANTHA RIDENHOUR, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ASH VENTURES, L.L.C., a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Lot 59, "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 April 15, 2004

Tom Ridenhour 1818 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
Samantha Ridenhour Samantha Ridenhour

APR 16 2004

Amount Paid \$ 1121.40
Skagit Co. Treasurer
By lp Deputy

STATE OF Washington }
COUNTY OF Whatcom } SS:

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

Dated: Apr. 16, 2004

Elaine Snapper



Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 6-24-07

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company
 Purpose: One anchor & guy wires
 Dated: February 4, 1970
 Recorded: February 6, 1970
 Auditor's No.: 735708

- B. Reservation contained in deed dated April 4, 1953, recorded April 9, 1953, under Auditor's File No. 486885, from Walter A. Walden and Cora Walden, husband and wife, to Public Utility District No. 1, as follows:

The Grantors retain unto themselves, their heirs, administrators and assigns, an easement for ingress and egress, over and across and through the following described tract in Skagit County, Washington, to-wit:

Beginning at a point on the South right of way line of the County road, 194.46 feet West and 20.0 feet South of the Northeast corner of said subdivision;
 thence South 0°13'30" West parallel to the East line of said subdivision 350.0 feet;
 thence North 89°41' West parallel to the North line of said subdivision 30.0 feet;
 thence North 0°13'30" East 350.0 feet to the South right of way line of said County road;
 thence South 89°41' East along said right of way line 30.0 feet to the point of beginning, said reserved easement to be for the benefit of property adjoining said easement on the East and on the West, which the grantors own.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Lisa M. White
 Purpose: For ingress and egress
 Area Affected: The West 20 feet of the East 214.46 feet of the North 370 feet of the Northwest ¼ of the Southeast ¼ of Section 29, Township 34 North, Range 4 East, W.M., EXCEPT the North 30 feet thereof.
 Dated: November 24, 1998
 Recorded: December 8, 1998
 Auditor's No.: 9812080057

- D. 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.
- E. 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.



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EXCEPTIONS CONTINUED:

E. (continued):

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

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



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EXCEPTIONS CONTINUED:

E. (continued):

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.

F. 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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