

AFTER RECORDING MAIL TO:
Mr. and Mrs. Lance A. Black
3614 Seneca Drive
Mount Vernon, WA 98273



200404160148
Skagit County Auditor

4/16/2004 Page 1 of 5 3:10PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B80802

FIRST AMERICAN TITLE CO.
B80802 - E-1

Statutory Warranty Deed

Grantor(s): John W. Ellis and Shannon E. Ellis
Grantee(s): Lance A. Black and Patricia K. Black
Assessor's Tax Parcel Number(s): 4666-000-013-0000 (P108316)

THE GRANTOR John W. Ellis and Shannon E. Ellis, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lance A. Black and Patricia K. Black, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Tract 13, "PLAT OF PARK MEADOWS", as per plat recorded in Volume 16 of Plats, pages 82-84, records of Skagit County, Washington.

SUBJECT TO: Special Exceptions as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: 4/16/04 1823
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

John W. Ellis

APR 16 2004

Shannon E. Ellis BY: John W. Ellis, her
Attorney in Fact

Amount Paid \$ 4093.82
Skagit Co. Treasurer
By Deputy

STATE OF Washington
COUNTY OF SKAGIT SS:

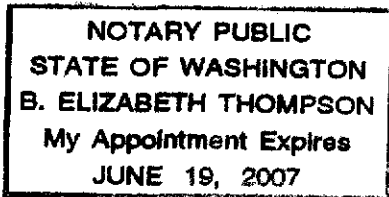
I certify that I know or have satisfactory evidence that John W. Ellis and Shannon E. Ellis, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/16/04

B. Elizabeth Thompson
Notary Public in and for the State of Washington

Residing at Ferndale

My appointment expires: 06/19/07



STATE OF WASHINGTON, }
County of SKAGIT } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 16th day of April, 2004, before me personally appeared John W. Ellis to me known to be the individual who executed the foregoing instrument as Attorney in Fact for Shannon E. Ellis and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

B. Elizabeth Thompson
Notary Public in and for the State of Washington,
residing at Ferndale
My appointment expires 06/19/07

STATE OF WASHINGTON, }
County of _____ } ss.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the individual described in and who executed the foregoing instrument for _____ self and as Attorney in Fact for _____ and acknowledged that _____ signed and sealed the same as _____ free and voluntary act and deed for _____ self and also as _____ free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington,
residing at _____
My appointment expires _____

This instrument is page _____ of _____ and is attached to _____



200404160148

Skagit County Auditor

SCHEDULE "B-1"

EXCEPTIONS:

A. Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 92096, in Volume 90 of Deeds, page 38, whereby said Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: January 24, 1995
Recorded: February 1, 1995
Auditor's No: 9502010065
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Location:

Easement No. 1: All streets and road rights of ways as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 7 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights of way.

C. 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: November 20, 1995
Recorded: November 22, 1995
Auditor's No: 9511220120
Executed By: John N. Hocking, John Lund and Sandi Hocking

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: John N. Hocking
Dated: October 2, 1995
Recorded: October 13, 1995
Auditor's No: 9510130074
Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District



200404160148
Skagit County Auditor

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

Plat/Subdivision Name: Park Meadows
Recorded: October 13, 1995
Auditor's No: 9510130076
(Copy attached)

Said matters include but are not limited to the following:

1. Building set-back lines as delineated on the face of the plat.
2. Water - Skagit County P.U.D. No. 1
3. Sewer - City of Mount Vernon
4. Power - Puget Sound Power & Light Company
5. Gas - Cascade Natural Gas Corporation
6. Cable - TCI Cablevision of Washington
7. The City of Mount Vernon is hereby granted an easement across all of Tract 33 for the purpose of stormwater drainage and detention.
8. Tract 33 is restricted from further residential development (Issuance of residential building permit).
9. Upon taxes being paid in full with all permit requirements and conditions completed to the satisfaction of all applicable agencies (including but not limited to the Department of Fisheries, Army Corps of Engineers, Department of Ecology, Environmental Protection Agency and Mount Vernon City Engineer), Tract 33 shall be dedicated to the City of Mount Vernon.
10. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
11. No clearing, grading or filling of any kind, building construction or placement or road construction shall occur within any native growth protection area 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.
12. An easement is hereby reserved for and conveyed to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power & Light Company, GTE Northwest Telephone Company, Cascade Natural Gas Company and TCI Cablevision Company and their respective successors and assigns under and upon the private street(s), if any, and upon the utility easements identified upon this plat of Park Meadows in which to install, lay, construct, renew, operate, maintain, repair, enlarge and remove utility systems, underground pipes, conduits, cables, wires and fixtures with all necessary or convenient underground or ground-mounted appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property with electric, gas, telephone and other utility services, together with the right to enter upon the streets, lots, tracts and spaces 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.



200404160148

Skagit County Auditor

4/16/2004 Page

4 of

5 3:10PM

13. 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 and the costs 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.

14. Sidewalks and utilities easement affecting the West 10 feet.

15. Private drainage easement affecting the North 7.5 feet, East 20 feet and South 7.5 feet

16. Front Yard Setbacks: For Seneca Drive - 20 feet and for Waugh - 25 feet. Buildings on corner lots shall observe both setbacks.

Side Yard Setbacks: Minimum of 5 feet with the total of both sides equal to a minimum of 15 feet.

Road Yard Setbacks: Minimum of 20 feet. Where a rear yard abuts on alley accessory buildings such as garages and carports may be located within 8 feet of the rear property line.



200404160148

Skagit County Auditor