



200405100170

Skagit County Auditor

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6 11:43AM

WHEN RECORDED RETURN TO  
THOMAS A. LITTLE  
1105 SPRINGBROOK ROAD  
LAKE STEVENS, WA 98258

CHICAGO TITLE IC30409 ✓



## CHICAGO TITLE INSURANCE COMPANY

1182783

## STATUTORY WARRANTY DEED

Dated: May 10, 2004

## THE GRANTOR

COLCO L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

THOMAS A. LITTLE, A SINGLE PERSON

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):

8040-000-002-0000

THE ABBREVIATED LEGAL DESCRIPTION IS AS FOLLOWS:

LOT 2, SKAGIT COUNTY SP# L-99-0003

THE COMPLETE LEGAL DESCRIPTION IS LOCATED ON PAGE 3 AS EXHIBIT "A".

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS  
REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

#2271

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 10 2004

Amount Paid \$ 5,696.00  
By Skagit Co. Treasurer  
Deputy

COLCO L.L.C.,  
a Washington limited liability company

*James E. Coles*  
JAMES E. COLES, SOLE MEMBER

STATE OF WASHINGTON  
COUNTY OF KING

SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JAMES E. COLES IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS SOLE MEMBER OF COLCO L.L.C., A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 5, 2004

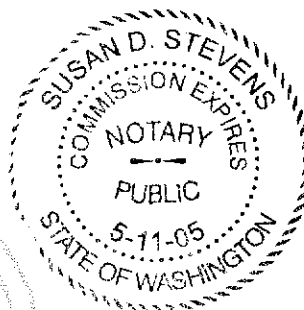
NOTARY SIGNATURE [Signature]

PRINTED NAME: Susan D Stevens

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT [Signature]

MY APPOINTMENT EXPIRES 5-11-05



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1182783

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

Lot 2, SKAGIT COUNTY BINDING SITE PLAN NO. L-99-0003, approved July 1, 2002, recorded July 1, 2002, under Auditor's File No. 200207010180, records of Skagit County, Washington; being a portion of the Southwest Quarter of the Northwest Quarter In Section 32, Township 34 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington.



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1182783

SUBJECT TO:

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Auditor's No(s): 180102, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances
2. Relinquishment of all existing, future, or potential easements for access, light, view, and air **and** of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed  
Recorded: April 14, 1953  
Auditor's No.: 487106, records of Skagit County, Washington  
To: State of Washington
3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 10, 2001  
Auditor's No(s): 200107100051, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Sanitary Sewer System  
Affects: West 30 feet of said short plat
4. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 10, 2001  
Auditor's No(s): 200107100052, records of Skagit County, Washington  
In favor of: City of Mount Vernon  
For: Utilities
5. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area;  
Recorded: July 1, 2002  
Auditor's No(s): 200207010181, records of Skagit County, Washington
6. Easement delineated on the face of said Short Plat No. L99-0003;  
For: Storm Sewer  
Affects: West 3.5 feet of said Short Plat
7. Easement delineated on the face of said Short Plat No. L99-0003;  
For: Waterline to PUD No. 1  
Affects: West 12.5 feet of said Short Plat
8. Easement delineated on the face of said Short Plat L99-0003;  
For: Utilities  
Affects: Exterior 10 feet adjacent to streets
9. Easement delineated on the face of said Short Plat No. L99-0003;  
For: Building setbacks
10. Easement provisions contained on the face of said plat, as follows:

EXHIBIT B



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT B

Escrow No.: 1182783

CONTINUED . . . .

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor, also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the districts use of the easement.

11. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power and Light Company, TCI Cablevision of Washington Inc., Verizon and their respective successors and assigns, under and upon the 10 feet adjoining Lots 1 through 9, inclusive, as shown, in which to install, lay, construct, renew, operate, maintain and remove utility systems, drainage 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.

12. 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

13. Notes on the face of said short plat;

- A. The binding site plan number and date of approval shall be included in all deeds and contracts.
- B. No building permits shall be issued for residential and or commercial structures that are not at the time of application, determined to be within an official designated boundary of Skagit County Fire District.

EXHIBIT/RDA/0999

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EXHIBIT B

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CONTINUED . . . .

- C. Change in location of access may necessitate a change of address. Contact Skagit County Permit center.
  - D. Water – Supplied by Skagit County P.U.D.
  - E. This site is located within flood zone AD, as shown on firm map Panel No. 530151-0425-C dated January 1, 1985. The lowest floor (including basement) is to be elevated above the highest adjacent grade of the building site. One foot or more above the depth number specified on the firm map.
  - F. For PCA easement agreement. See Auditor's File No. 200207010181, records of Skagit County, Washington.
  - G. Building setback requirements for each lot shall conform to the City of Mount Vernon code in effect at the time of building permit application.
  - H. Tract A is the detention pond tract and is for the benefit of Lots 1 through 9 inclusive. Together with ingress and egress for the maintenance thereof, as shown hereon.
  - I. This parcel lies within 300 feet of land designated as resource lands by Skagit County. A variety of natural resource land activities occur in the area that may be inconvenient or cause discomfort to area residents. This arise from the use of chemicals, including spraying, pruning and harvesting, which occasionally generate dust, smoke, noise and odor. Skagit County has established resource uses as priority uses on designated natural resource lands and residents of adjacent property should be prepared to accept such inconveniences or discomfort from normal necessary agricultural and forestry operations when performed in compliance with best management practices and local, state and federal laws.
  - J. Landscaping requirements for each lot shall conform to the City of Mount Vernon Landscaping requirements in effect at the time of building permit application.
  - K. The detention pond tract shown hereon as "Tract A" will be conveyed to the City of Mount Vernon following the finalization of this plat. The City of Mount Vernon will maintain the detention and water quality facilities contained in said Tract A in perpetuity or will provide the lots within this plat with a similar facility at another location.
  - L. Lots 1 through 9 are hereby granted the right and ability to drain their stormwater into Tract A via the Publicity maintained storm sewer system. Where it will be detained and treated, or to an alternative location. To be provided by the City of Mount Vernon of Tract A ever ceases to be used for said purposes.
14. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: May 27, 1998  
Auditor's No(s): 9805270084, records of Skagit County, Washington  
In favor of: Public Utility District No. 1  
For: Utilities

EXHIBIT/RDA/0999



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