

AFTER RECORDING MAIL TO:  
Shane Banks  
1810 Linday Loop Road  
Mount Vernon, WA 98274



20405140090  
Skagit County Auditor

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Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01296-04

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

11204SP

Grantor(s): David G. Marshall and Delores J. Marshall

Grantee(s): Shane R. Banks and April M. Banks

Abbreviated Legal:

Lot 14, Maddox Creek PUD, Phase 1

# 2357

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 14 2004

Additional legal(s) on page:

Assessor's Tax Parcel Number(s): 4681-000-014-0000

Amount Paid \$ 6034.20  
Skagit Co. Treasurer  
By [Signature] Deputy

THE GRANTOR David G. Marshall and Delores J. Marshall, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shane R. Banks and April M. Banks, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 14, "Maddox Creek P.U.D. Phase 1", as per plat recorded in Volume 16 of Plats, pages 121 through 130, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Dated 5-13-04  
[Signature] David G. Marshall

[Signature] Delores J. Marshall

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that David G. Marshall and Delores J. Marshall

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: 5/13/04

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

EXCEPTIONS:

EXHIBIT "A"

- A. Power of Attorney and Agreement regarding formation of local improvement district and the terms and conditions thereof:

Between: City of Mount Vernon  
And: InterWest Properties, Inc.  
Recorded: September 9, 1996  
Auditor's File No.: 9609090083

- B. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS AND THE TERMS AND CONDITIONS THEREOF:

Executed By: InterWest Properties, Inc.  
Recorded: September 20, 1996  
Auditor's No.: 9609200054

AMENDMENT TO COVENANTS:

Recorded: November 3, 2000  
Auditor's No.: 200011030078

- C. PUBLIC NOTICE REGARDING REMEDIATED LANDFILL SITES AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon  
And: InterWest Properties, Inc.  
Recorded: September 20, 1996  
Auditor's No.: 9609200055

- D. DEDICATION PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Declares this plat and dedicates to the use of the public forever, the streets, places, courts, avenues, Tract "A", Tract "B", and public open spaces shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway and park purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets, places, courts and avenues shown hereon.

- E. PRIVATE DRAINAGE EASEMENT CONTAINED ON THE FACE OF THE PLAT, 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.

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**EXCEPTIONS CONTINUED:**

**F. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, 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.

**G. STORMWATER FACILITIES OPERATION/MAINTENANCE PROVISIONS CONTAINED ON THE FACE OF THE PLAT, 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.

**H. NOTES CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:**

1. 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;
2. Owner/developer: InterWest Properties, Inc., P.O. Box 1649, Oak Harbor, WA 98277
3. Zoning - Maddox Creek PUD;
4. 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;
5. 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.
6. 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.

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EXCEPTIONS CONTINUED:

H. (Continued)

7. 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., Bothell, 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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