

AFTER RECORDING MAIL TO:  
Adam Schuehle  
100 S 28th St  
Mount Vernon, WA 98274



200405140166  
Skagit County Auditor

5/14/2004 Page 1 of 4 3:28PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 01-01925-04

**Statutory Warranty Deed**

112014 P

Grantor(s): Jean A. Zoet  
Grantee(s): Adam J Schuehle and Mindy R Schuehle  
Abbreviated Legal:  
Lot 20, Eastmont.  
Additional legal(s) on page: 2  
Assessor's Tax Parcel Number(s): 4637 000 020 0009

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR Jean A. Zoet, an unmarried person, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Adam J Schuehle and Mindy R Schuehle, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 20, "PLAT OF EASTMONT," as per plat recorded in volume 15 of Plats, pages 199 to 201, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: EXHIBIT "A" ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

Dated 5-12-04

Jean A. Zoet  
Jean A. Zoet

# 2373  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 14 2004

Amount Paid \$ 3115.00  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Jean A. Zoet**

~~is/are~~ the person(s) who appeared before me, and said person(s) ~~he / (she) / they~~ 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: 5/12/04

Kelli A Mayo

Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/05

**EXHIBIT "A"**

**A. EASEMENTS PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:**

**Easement Dedication:** An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc. and their respective successors and assigns under and upon the easements identified upon the Plat of Eastmont in which to install, lay, construct, renew, operate, maintain, and remove 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.

**B. NOTES SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:**

**Impact Fee Notice:** Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance No. 2552 and 2596.

**Private Drainage Easements:** An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of 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 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.

**Stormwater Facilities - Operation/Maintenance:** Stormwater retention/detention facilities common to the Plat of Eastmont are hereby dedicated to the City of Mount Vernon. Maintenance and operation of the stormwater control and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of fences, landscaping, and plant materials within these tracts is the responsibility of the Eastmont Homeowners Association except in the event that such fences, landscaping, and plant materials are damaged by the exercise of the City of Mount Vernon maintenance activities.

Side yard set back shall be as defined in Mount Vernon City Ordinance Section 17.15.070.

**C. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:**

Purpose: Drainage  
Affects: East 20 feet and West 20 feet of said Plat

**D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:**

Purpose: Utilities  
Affects: 7 foot strip adjacent street lines

**E. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:**

Purpose: Mailbox easement area  
Affects: As delineate on various lots



**EXHIBIT "A"**

**F. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:**

**Purpose:** Building set back areas  
**Affects:** As delineated on various lots

**G. 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:**

**Executed By:** John N. Hocking, etal  
**Dated:** October 26, 1994  
**Recorded:** October 27, 1994  
**Auditor's No.:** 9410270072

**H. Terms, conditions and provisions of that certain "Fund and Assessments" recorded under Auditor's File No. 9410270073.**



EXHIBIT "A"

NWMLS FORM 22P  
Skagit Right to Farm Disclosure  
Rev. 10/98  
Page 1 of 1

©Copyright 1988  
Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

SKAGIT COUNTY RIGHT TO FARM DISCLOSURE

Buyer: M/m Schuehle

Seller: M Zoet

Property: 100 S 28th St. Mt. Vernon WA

Legal Description of Property:  
P 106563  
Lot 20 Plat of Eastmont As Per Plat  
Recorded in Vol 15 of Plats pp 199-201

Buyer is aware that the Property may be subject to the Skagit County Right to Farm Ordinance, Skagit County Code section 14.48, which states:

If your real property is adjacent to property used for agricultural operations or included within an area zoned for agricultural purposes, you may be subject to inconveniences or discomforts arising from such operations, INCLUDING BUT NOT LIMITED TO NOISE, ODORS, FLIES, FUMES, DUST, SMOKE, THE OPERATION OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

The Seller and Buyer authorize and direct the Closing Agent to record this Disclosure Statement with the County Auditor's office in conjunction with the deed conveying the Property.

Adam S. Schuehle 4/20/04  
Buyer Date

Jean Adèle Zoet 4/21/04  
Seller Date

Mandy K. Schuehle 4/20/04  
Buyer Date

Seller Date



200405140166  
Skagit County Auditor