

AFTER RECORDING MAIL TO:
Mr. and Mrs. Dennis R. Yadon
2914 Bakerview Place
Mount Vernon, WA 98173



200406090071
Skagit County Auditor

6/9/2004 Page 1 of 3 11:43AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 111726-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Fred Candler
Grantee(s): Dennis R. Yadon and Gail Y. Yadon
Abbreviated Legal: Lot 25, Bakerview West
Assessor's Tax Parcel Number(s): 4719-000-025-0000, P113639

THE GRANTOR FRED CANDLER, an unmarried man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DENNIS R. YADON and GAIL Y. YADON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 25, "PLAT OF BAKERVIEW WEST," as per plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to easements, restrictions and other exceptions attached as "Schedule B-1" and made a part hereof.

2873

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated May 27, 2004

Fred Candler
Fred Candler

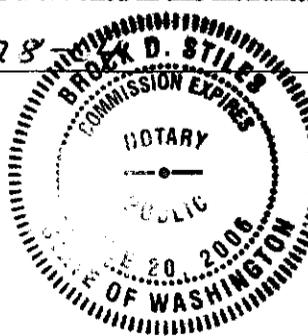
JUN 9 - 2004
2704 ⁷¹

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

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 5-28



Brock D. Stiles
Brock D. Stiles
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006 6-20-06

EXCEPTIONS:

- A. 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.
- B. Private Drainage Easement - as shown on the face of the plat:

"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 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."

- C. Easement Provisions - as shown on the face of the plat:

"An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 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. Property owner is prohibited from building improvements within this easement unless approval has been granted by the city engineer."

- D. DEVELOPMENT STANDARDS AND CONDITIONS FOR BAKERVIEW WEST MOBILE HOME SUBDIVISION PER REZONE TO MHP DATED DECEMBER 29, 1997 AS PREPARED BY RICK CISAR, PLANNING DIRECTOR, as contained on the face of the plat:

1. A mobile home subdivision shall comply with all provisions of the subdivision ordinance and all zoning provisions of the district in which it is to be located.
2. In order to ensure that a mobile home subdivision will be compatible with and will enhance the surrounding area, specific covenants and deed restrictions may be required.
3. A modular home unit located in the Bakerview West subdivision shall conform to the following standards and conditions and shall have:
 - a.) a permanent foundation;
 - b.) A width of not less than 24 feet (measuring at all points perpendicular to the length of the home);
 - c.) A secure tie down;
 - d.) The tongue removed;
 - e.) A crawl space under the unit having a minimal heights of 18 inches;

- Continued -



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