

AFTER RECORDING MAIL TO:

Mr. and Mrs. James P. Shanahan

**2905 David Pl
Mtv. Vernon WA 98273**



200407150123

Skagit County Auditor

7/15/2004 Page 1 of 4 3:29PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B81429

FIRST AMERICAN TITLE CO.

B81429-E-1

Statutory Warranty Deed

Grantor(s): Heather H. Kalles

Grantee(s): James P. Shanahan and Tara F. Shanahan

Assessor's Tax Parcel Number(s): 4719-000-011-0000 (P113625)

THE GRANTOR Heather H. Kalles, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James P. Shanahan, Jr. and Tara F. Shanahan the following described real estate, situated in the County of Skagit, State of Washington. **Husband and Wife*

Lot 11, "PLAT OF BAKERVIEW WEST", as per plat recorded in Volume 17 of Plats, pages 13 through 16, inclusive, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: July 5, 2004

#3647

Heather H. Kalles
Heather H. Kalles

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 15 2004

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 2821.30
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Heather H. Kalles, 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.

Date: 7-10-04

[Signature]

Notary Public in and for the State of Washington

Residing at Mt Vernon

My appointment expires: 1-7-07

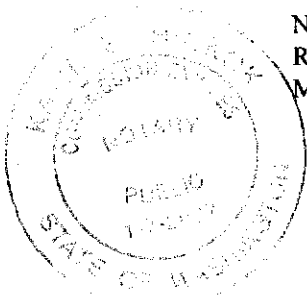


EXHIBIT A
SCHEDULE "B-1"

Exceptions:

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

Plat/Subdivision Name: Bakerview West
Recorded: August 18, 1998
Auditor's No: 9808180054
(Copy attached)

Said matters include but are not limited to the following:

1. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.

2. Utility Sources:

Telephone - G.T.E.
Power - Puget Sound Energy
Television - TCI Cablevision
Storm - City of Mount Vernon
Sewer - City of Mount Vernon
Water - Public Utilities District No. 1 of Skagit County
Gas - Cascade Natural Gas

3. Building Set Backs:

Manufactured Homes Lots 19 - 48
Front - 25 feet on 30th and 20 feet on side streets
Rear - 10 feet
Side - 5 feet

Stick Built Homes Lots 1 - 18
Front - 25 feet on 30th and 20 feet on side streets
Rear - 20 feet
Side - 5 feet minimum, with combined total no less than 15 feet

4. 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.

5. 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.



200407150123
Skagit County Auditor

The City of Mount Vernon is hereby granted the right to enter said easement for emergency purposes at its own discretion.

6. 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.

7. 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.

8. 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 height of 18 inches
- f) Permanent steps affixed to all exits
- g) Seals affixed by the State Department of Labor and Industries
- h) All running gear, including axles, removed when placed on the required full foundation
- i) Approved public sewer and water connections
- j) A minimum size of 900 square feet
- k) A manufacturing date of 1994 or later
- l) No metal siding or roofs or metal sheds or accessory building or additions
- m) An appearance that is residential in character

9. Additions and accessory building to the modular units shall employ materials similar to those of the original unit or other products which are compatible with the materials employed in the unit.

10. All units shall be located on the lot in conformance to approved setbacks as shown on the Site Plan and/or Subdivision Plat.

11. Fence design and materials shall be limited to those shown on the approved Site Plan and/or Subdivision Plat.

12. All corner lots adjacent to 30th Street shall provide the typical landscape buffer and rail fencing as shown on the Site Plan and/or Subdivision Plat prior to the issuance of a final Certificate of Occupancy for the unit.

13. A Private Drainage Easement (common to all lots within said plat).

14. A Utility Easement affecting the exterior portions of lots as delineated on the face of the subject plat.

15. Any question regarding mislocated cyclone fenceline affecting Lots 4 - 6, 13 - 15, 22 - 25, 32 - 35 and 42 - 45.

16. Specific Restrictions (Vehicle access) to and from Lots 1, 9, 10, 18, 19, 28, 29, 38, 39 and 48 along North 30th Street shall be restricted.

17. A Private Drainage Easement affecting the West 5 feet of Lots 35 - 38 and East 5 feet of Lots 39 - 42.

18. Setback requirements and/or terms and conditions of "Building Envelope".



200407150123
Skagit County Auditor

Order No: B81429

B. Terms and Conditions of City of Mount Vernon Ordinance No. 2863, pursuant to Chapter 17.111 regarding rezoning, recorded April 8, 1998 under Auditor's File No. 9804080064.

Page 9 of 10



200407150123
Skagit County Auditor

7/15/2004 Page 4 of 4 3:29PM