

AFTER RECORDING MAIL TO:
David Kinney
2201 South 15th Street
Mount Vernon, WA 98274



200407160098
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01321-04

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

112613-P

Grantor(s): David W. Kemble and Susan A. Kemble
Grantee(s): David R. Kinney and Janel R. Matson
Abbreviated Legal:
Lot 43, Blackburn Ridge
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4708-000-043-0000 (P113193)

THE GRANTOR David W. Kemble and Susan A. Kemble, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to David R. Kinney, a Single Person, Janel R. Matson, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 43, "Plat of Blackburn Ridge", as per plat recorded in Volume 16 of Plats, pages 206 through 208, 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 7-15-04
David W. Kemble
David W. Kemble

Susan A. Kemble
Susan A. Kemble

3675
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

\$ 3871.50
JUL 16 2004

State of Washington }
County of Skagit } SS:

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

I certify that I know or have satisfactory evidence that David W. Kemble and Susan A. Kemble

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: 7/15/04

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. 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. Easements shown on face of Plat, as follows:

Utility Easement Provisions -

A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, G.T.E., and T.C.I. Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior seven (7) or ten (10) feet of all lots and tracts abutting public right of way, 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Easement unless approval has been granted by the City Engineer.

Utility Easements on Lots 5, 6, 28 and 29 -

Non-exclusive easements for public utilities as illustrated on lots 5, 6, 26 and 29 are hereby granted to the City of Mount Vernon for the construction, inspection and maintenance of utilities. The City shall not be responsible for restoration of structures, fences, landscaping, or other improvement that may hinder and privilege granted to the City.

Private Drainage Easement -

An easement for the purpose of conveying local stormwater 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 cost 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.

NOTE -

All roof and footing drains shall be connected (tight lines) to the storm drainage system.

Vehicular access to and from Blackburn Road shall be prohibited across all of Tract C and the West 90 feet of Lot 4B.

C. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR BLACKBURN RIDGE, AS HERETO ATTACHED:

Declaration Dated:	January 29, 1998
Recorded:	January 29, 1998
Auditor's No.:	9801290061
Executed By:	Dean M. Holt and Gunnar Pedersen

D. RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF, AS HERETO ATTACHED:

Executed By:	Gunnar Pedersen and Dean Holt
Recorded:	March 10, 1998
Auditor's No.:	9803100092

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Disclosed By:	Plat of said addition
Purpose:	Private drainage
Area Affected:	Westerly 20 feet



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