

AFTER RECORDING MAIL TO:
Mr. and Mrs. William J. Chapman
514 S. 39th Place
Mount Vernon, WA 98274

200407190202
Skagit County Auditor
7/19/2004 Page 1 of 3 3:28PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112724-SE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Llon R. Johnson and Candy D. Johnson
Grantee(s): William J. Chapman and Nicole D. Chapman
Abbreviated Legal: Lot 24, Park Ridge I
Assessor's Tax Parcel Number(s): 4611-000-024-0003, P104206

THE GRANTOR LLON R. JOHNSON, who acquired title as LLON JOHNSON, as his separate estate, as to an undivided 25% interest, and CANDY D. JOHNSON, who acquired title as CANDY JOHNSON, as her separate estate, as to an undivided 75% interest, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William J. Chapman and Nicole D. Chapman, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 24, "PLAT OF PARK RIDGE DIVISION I," as per plat recorded in Volume 15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

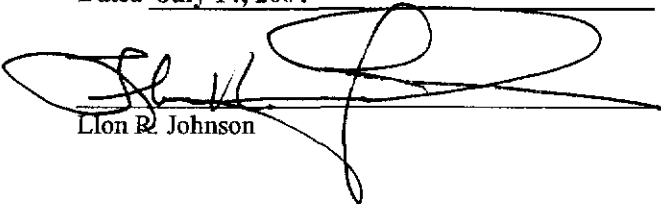
Subject to: Schedule "B-1" attached hereto and made a part thereof.

3723
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 19 2004
890000

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Dated July 14, 2004

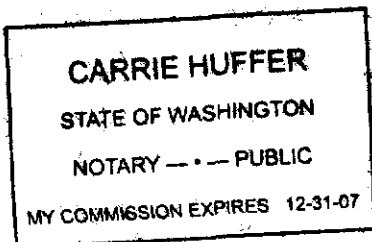

Llon R. Johnson

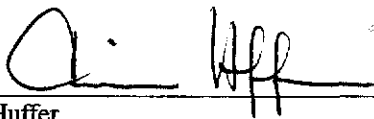

Candy D. Johnson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Llon R. Johnson and Candy D. Johnson
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 16, 2004




Carrie Huffer
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 12/31/2007

EXCEPTIONS CONTINUED:

C. Tract Notes contained on the face of the Plat, as follows:

Tracts "A" and "B" of the adjoining plat of Candle Ridge contain storm water retention/detention facilities common to the Plats of Candle Ridge and Park Ridge Divisions 1 and 2 that 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 Park Ridge and Candle Ridge Homeowners Associations except in the event that such fences, landscaping and plant materials are damaged by the exercise of the City of Mount Vernon Maintenance Activities.

D. Dedication contained on the face of the Plat, as follows:

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 and avenues shown hereof.

E. Restrictions contained on the face of the Plat, as follows:

The sight distance restriction area must be free from any sight obscuring objects which is defined as any object at least 18 inches above the ground and/or the top of any proposed vegetation in the restriction area.

F. Notice contained on the face of the Plat, as follows:

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 Mt. Vernon on either an interim or permanent basis.

G. 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 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.

H. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, ETC:

Recorded: October 22, 1993
Auditor's No.: 9310220090

Said covenants were re-recorded August 31, 1994 as Auditors' File No. 9408310034.

Said covenants were amended by instrument recorded August 31, 1994 under Auditor's File No. 9408310035.



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EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,
a Washington Corporation
Purpose: The right to construct, operate, maintain, repair, replace and
enlarge an underground electric transmission and/or distribution
system
Area Affected: A strip of land 10 feet in width across all lots, tracts and spaces
located within the above described property being parallel to and
coincident with the boundaries of all private/public street and
road right-of-ways
Dated: September 10, 1992
Recorded: September 17, 1992
Auditor's No.: 9209170092

B. Easement provisions contained on the face of the Plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon; Puget Sound Power and Light Company; Cascade Natural Gas; G.T.E. Northwest; Skagit County P.U.D. No. 1 and their respective successors and assigns under and upon the exterior seven feet along the perimeter of all roads of all lots and tracts, and twenty foot easements where utility lines are not located in the street right-of-way, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines fixtures and appurtenances attached thereto, for the purposes 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 the unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Mount Vernon, EXCEPT those designated on the plat as private easements, together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an enclosed or open channel storm water conveyance system and/or other drainage facilities, under upon or through the drainage easement.

Dedication of a native growth protection easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including the control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers the land subject to the easement, the obligation, enforceable on behalf of the public by City of Mt. Vernon, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned covered by fill removed or damaged without express permission from the City of Mount Vernon, which permission must be obtained in writing from the City of Mt. Vernon.

-Continued-



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