

AFTER RECORDING MAIL TO:
Mr. and Mrs. Monte Matson
1203 30th Street
Anacortes, WA 98221

200408200106
Skagit County Auditor
8/20/2004 Page 1 of 3 2:45PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 82190

FIRST AMERICAN TITLE CO.
82190-E-1

Statutory Warranty Deed

Grantor(s): Charles O. Pfeifer and Lynda K. Pfeifer
Grantee(s): Monte Matson and Rosa Matson
Assessor's Tax Parcel Number(s): 4637-000-015-0004 (P106558)

THE GRANTOR Charles O. Pfeifer and Lynda K. Pfeifer, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Monte Matson and Rosa Matson, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

Lot 15, "PLAT OF EASTMONT", as per plat recorded in Volume 15 of Plats, pages 199, 200 and 201, records of Skagit County, Washington.

SUBJECT TO easements, restrictions and other exceptions described on the attached Schedule "B-1", which by this reference is incorporated herein as though fully set forth.

Dated: August 16, 2004.

Charles O. Pfeifer
Charles O. Pfeifer

Lynda K. Pfeifer
Lynda K. Pfeifer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

4440

AUG 20 2004

4717.00

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 Charles O. Pfeifer and Lynda K. Pfeifer are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-18-04

Linda L. Geiser

Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 8-20-07



SCHEDULE "B-1"

Exceptions:

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

Plat/Subdivision Name: Plat of Eastmont
Volume/Page: Vol. 15 of Plats, pages 199-201

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon; Public Utility District No. 1; Puget Sound Power & 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 this Plat of Eastmont 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 all unnecessary damages it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

2. 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 Nos. 2552 and 2596.

Private Drainage Easements: An easement for the purposes 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.

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 Homeowner's 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 backs shall be as defined in Mount Vernon City Ordinance Section 17.15.070.

3. Drainage easement affecting the East 20 feet and West 20 feet of said Plat.
4. Utilities easement affecting a 7 foot strip adjacent street lines.
5. Mailbox easement areas as delineated on various lots.
6. Building set back areas as delineated on various lots.



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B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 26, 1994
Recorded: October 27, 1994
Auditor's No: 9410270072
Executed by: John N. Hocking; Sandra J. Hocking and John Lund

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



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