



200408240096  
Skagit County Auditor

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**AFTER RECORDING MAIL TO:**  
Thomas Squires and Patricia Squires  
1407 N. 19th Street  
Mt. Vernon, WA 98273

FIRST AMERICAN TITLE CO.

B82292

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B82292

## Statutory Warranty Deed

Assessor's Tax Parcel Number(s): 4799-000-001-0000 (P119454)

THE GRANTOR Great American Dream, Inc., dba Landmark Development for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Thomas Squires and Patricia Squires, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "REPLAT OF CORREDIG ADDITION, LOT 3", as recorded August 19, 2002, under Skagit County Auditor's File No. 200208190148.

Subject to covenants, conditions, restrictions and easements as per attached Exhibit "A".  
Dated August 18, 2004

Landmark Building & Development

Jenifer Walden  
By: Jenifer Walden, Project Manager

#4510  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

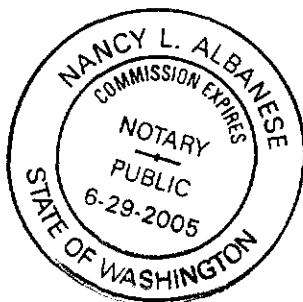
AUG 24 2004  
2901.40

Amount Paid \$  
Skagit Co Treasurer  
By: MAM Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence JENIFER WALDEN the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is PROJECT MANAGER of GREAT AMERICAN DREAM INC., DBA Landmark Building & Development to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 8/18/04



My L. Albanese  
Notary Public in and for the State of WA  
Residing at Graceland  
My appointment expires: 6-29-05

**Exceptions:**

**A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, Washington, a Municipal Corporation  
of Skagit County, State of Washington, its successors or  
assigns  
Dated: November 30, 1957  
Recorded: -----, 1958  
Auditor's No.: 567043  
Purpose: "...to lay, maintain, operate, relay and remove at any time a  
sewer pipe or pipes, line or lines for the transportation of  
sewage, and if necessary, to erect, maintain, operate and  
remove said lines with right of ingress and egress to and from  
the same, on, over and through a tract of land..."  
Area Affected: Subject property

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

Plat/Subdivision Name: Replat of Corredig Addition Lot 3  
Recorded: August 19, 2002  
Auditor's No.: 200208190148

Said matters include but are not limited to the following:

1. Typical Building Setbacks: Front, Rear Yard & Street – 20'  
Side Yard – 5' min. (The total of the two sides, 15' min.)
2. Sewage – City of Mount Vernon
3. Storm – City of Mount Vernon
4. Water – Skagit P.U.D. #1
5. Power – Puget Sound Energy
6. Phone – Verizon
7. Gas – Cascade Natural Gas
8. An easement for the conveying local stormwater runoff is hereby granted in favor of all abutting lot  
owners in the areas designated as private drainage easement. The maintenance of private drainage easement  
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 easement for emergency purposes at its own  
discretion.
9. 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 No. 2552 and 2596.



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10. All roof and footing drains shall be connected to the on-site provided storm drain pipe stub.

11. 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; Verizon; and AT&T Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 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. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

12. 20 foot private storm drainage easement along the Westerly line of Lots 1 and 2.

13. 25 foot storm drainage easement along the Northerly line of Lot 1.

14. 10 foot utility easement along the Easterly line of Lots 1 and 2.



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