

AFTER RECORDING MAIL TO:
Stephen R. Williams
205 N. 30th Street
Mt. Vernon, WA 98273



200412280152
Skagit County Auditor

12/28/2004 Page 1 of 3 2:02PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 83336

Statutory Warranty Deed

Grantor(s): Charlene Lafleur-Bronson
Grantee(s): Stephen R. Williams and Vicki L. Cheney
Assessor's Tax Parcel Number(s): P118369, 4781-000-027-0000

FIRST AMERICAN TITLE CO.

83336E

THE GRANTOR Charlene LaFleur-Bronson, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephen R. Williams, an unmarried individual and Vicki L. Cheney, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Lot 27, "PLAT OF SKAGIT ORCHARDS", according to the plat thereof recorded under Auditor's File No. 200109240161, records of Skagit County, Washington.
SUBJECT TO: Exceptions as set forth in Exhibit "A" attached heretom

Dated: December 20, 2004



Charlene Lafleur-Bronson

6939

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 28 2004

STATE OF Washington }
COUNTY OF SKAGIT } SS:

Amount Paid \$ 3916.00
By  Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Charlene Lafleur-Bronson, 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: 12-22-04



Notary Public in and for the State of Washington
Residing at FERTILE
My appointment expires: 06/19/07

NOTARY PUBLIC
STATE OF WASHINGTON
B. ELIZABETH THOMPSON
My Appointment Expires
JUNE 19, 2007

Exceptions:

A. RESERVATIONS CONTAINED IN INSTRUMENT:

Executed By: Gene O. Higgins and Carolyn J. Higgins, husband and wife, and City of Mount Vernon
Recorded: December 7, 2000
Auditor's No: 200012070054
As Follows:

"The Sellers herein retain an easement over that portion of the Real Property described below for the purpose of installing and maintaining storm water and sanitary sewer lines, and appurtenances. In the alternative to the foregoing, and at Seller's discretion, Buyer shall grant an easement to Seller for installation of storm and sanitary sewer lines in place of the easement described herein, provided that such alternate easement, in the reasonable discretion of the Buyer, does not preclude the Buyer from siting a library, recreational facility, or similar facility on the Real Property, it being the intent of the parties to allow Seller most convenient route for the installation of such utilities. In the event such alternative easement is granted by Buyer, the parties shall comply with all requirements of RCW 64.04.020, Sellers shall release any easements over property described below that is no longer necessary for installation or continued maintenance of storm or sanitary sewer lines."

"It is the intent of the parties that the Buyer shall accommodate a quantity of stormwater resulting from the development of the Real Property described as Exception Tract B herein. Buyer hereby covenants, which covenants shall be recited in the warranty deed by which Buyer takes title to the Real Property, that Buyer shall at it's sole cost and expense, provide capacity to retain .75 acre/feet of stormwater resulting from the development of residential structures on that property described as Exception Tract B herein. It is the intent of the parties that this covenant shall run with the land, and shall be construed as a covenant real."

B. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: Skagit County Hearing Examiner
Recorded: January 26, 2001
Auditor's No: 200101260088

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

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

Plat/Subdivision Name: Skagit Orchards
Recorded: September 24, 2001
Auditor's No: 200109240161

Said matters include but are not limited to the following:

1. Any lot within this subdivision will be 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 Mount Vernon on either an interim or permanent basis.
2. Utility Sources:
 - Telephone - GTE
 - Power - Puget Sound Energy
 - Television - TCI Cablevision
 - Storm - City of Mount Vernon
 - Sewer - City of Mount Vernon
 - Water - Public Utilities District No. 1
3. 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 lot owners and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said own discretion.



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4. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, 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 road and utility easements 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, with the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Tract "A" is an easement for utilities, walkway, drainage and road access to the storm water detention area. Tract "A" shall be deeded to the City of Mount Vernon.

Tract "B" is a native growth protection area. Tract "B" shall be deeded to the City of Mount Vernon.

5. Know all men by these presents that Windward Consulting, a Washington limited liability company, owner in the fee simple of the land hereby platted, declares this plat and dedicates to the use of the public forever all streets, places, courts, avenues, Tract "A", Tract "B", open space and public open spaces shown hereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes together with 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, places, courts and avenues shown hereon.

6. Access road, utility, walkway, drainage and sewer easement(s) as delineated.

7. Building setbacks.

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

Dated:	March 6, 2002
Recorded:	March 12, 2002
Auditor's No:	200203120075
Executed by:	Windward Consulting, L.L.C.



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Skagit County Auditor