

AFTER RECORDING MAIL TO:
Mr. and Mrs. JJ B. Schutza
2407 E. Meadow Blvd.
Mount Vernon, WA 98273



200503160012
Skagit County Auditor

3/16/2005 Page 1 of 4 8:55AM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 115368-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): **Todd H. Dillard and Marcie A. Dillard**
Grantee(s): **JJ B. Schutza and Heather A. Schutza**
Abbreviated Legal: **Lot 47, The Meadow-Phase I**
Assessor's Tax Parcel Number(s): **4629-000-047-0006, P104980**

THE GRANTOR TODD H. DILLARD and MARCIE A. DILLARD, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JJ B. SCHUTZA and HEATHER A. SCHUTZA, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 47, "THE MEADOW-PHASE I," as per plat recorded in Volume 15 of Plats, pages 167 through 172, inclusive, 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.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
#1181
MAR 16 2005

Amount Paid \$ 3333.94
By [Signature] Skagit Co. Treasurer
Deputy

Dated March 11, 2005

[Signature]
Todd H. Dillard

[Signature]
Marcie A. Dillard

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Todd H. Dillard and Marcie A. Dillard** 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: March 16, 2005

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

CARRIE HUFFER
STATE OF WASHINGTON
NOTARY - - - PUBLIC
MY COMMISSION EXPIRES 12-31-07

EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
 Purpose: An underground electric transmission and/or distribution system
 Area Affected: Easement No. #1: All streets and road right of-ways as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)
Easement No. #2: 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. Except all residential lots fronting Hoag Road the strip of land parallel to and coincident with the Hoag Road Right of Way shall be 5 feet in width.

Dated: September 2, 1993
 Recorded: September 9, 1993
 Auditor's No.: 9309090091

B. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS INCLUDING TERMS AND CONDITIONS THEREOF:

Executed By: The Meadows Associates
 Recorded: May 19, 1994
 Auditor's No.: 9405190106

- C. 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.
- D. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, G.T.E., T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of front and five (5) feet of side boundary lines and under and upon the exterior ten (10) feet of rear boundary line of all lots and tracts 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.

E. Notes on Dedications as shown on the Plat:

Tract 995 is to be maintained by and is hereby dedicated to the City of Mount Vernon for sewer line access.

Tract 996 is to be maintained by and is hereby dedicated to the City of Mount Vernon for sewer line access.

- Continued -



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EXCEPTIONS CONTINUED:

E. (Continued.)

Tract 997 is to be maintained by The Meadow P.U.D. Homeowners Association until such time that the City of Mount Vernon requires it for public street purposes.

Tract 998 is private and is to be maintained by The Meadow P.U.D. Homeowners Association for purposes of recreation, open space, and storm water control.

Tract 999 is private and is to be maintained by The Meadow P.U.D. Homeowners Association for the purpose of recreational vehicle parking.

F. Restrictions shown on face of the Plat:

- 1. No further subdivision of any lot without resubmitting for formal plat procedure.
- 2. 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 Mount Vernon on either an interim or permanent basis.
- 3. New homes along the West boundary of this subdivision (Lots 69 through 79) shall be limited to single story structures.
- 4. Where landscaping areas are required along street frontages, no shrubs shall be higher than thirty-six inches and no tree shall have branches or foliage below five feet or placed within twenty feet of the corner of a driveway, alley, or street intersection.
- 5. Lot owners shall be responsible for installation of downspout infiltration system, as per detail 3/4-15, Sheet 15 of "The Meadow" construction plans, approval date September 7, 1993. Same downspout infiltration system shall be operational prior to issuance of certificate of occupancy, and the maintenance of same shall be the responsibility of the pertinent lot owners.
- 6. Vehicular access for Lots 1 through 6, 82,83, 84 and Tract 999 shall be from Meadow Boulevard or Hemlock Place and not from Hoag or the Meadow Boulevard entrance to Hoag Road.

G. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors and assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

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EXCEPTIONS CONTINUED:

G. (Continued)

Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the districts use of the easement.

H. EASEMENT SHOWN ON PLAT:

For: Utilities
Affects: As shown on plat

I. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The Meadow at Mount Vernon Homeowners' Association, a Washington Corporation
Purpose: The purpose of constructing, maintaining and repairing a site sign for The Meadows Development, together with the right of ingress to and egress from said property for the foregoing purposes
Area Affected: The Northwest 7 feet of the Northwest corner (Northwest corner curve designated as Curve C-3 on Plat Map) of said Lot 1
Recorded: January 4, 1995
Auditor's No.: 9501040037

WED *JAP*



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