



200503300146

Skagit County Auditor

3/30/2005 Page 1 of 5 3:52PM

WHEN RECORDED RETURN TO
SHIRLEY K. VANBIBBER
2905 PAUL PLACE
MOUNT VERNON, WASHINGTON 98273



CHICAGO TITLE INSURANCE COMPANY

IC34398 ✓

5101144

STATUTORY WARRANTY DEED

Dated: MARCH 28, 2005

THE GRANTOR

FIDEL PIZANO-ACOSTA AND MARIA PIZANO-ACOSTA, WHO ACQUIRED TITLE AS FIDEL P. ACOSTA AND MARIA ACOSTA, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

SHIRLEY K. VANBIBBER AND GERALD E. VANBIBBER, WIFE AND HUSBAND

the following described real estate situated in the County of ~~SKAGIT~~ ^{SKAGIT} ~~SNOWY MOUNTAIN~~ State of Washington:

Tax Account Number(s): 4719-000-002-0000(P113616)

LOT 2, PLAT OF BAKERVIEW WEST, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 17 OF PLATS, PAGES 13 THROUGH 16, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED HEREIN.

1465
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 30 2005

Amount Paid \$ 3115.00
Skagit Co. Treasurer
By *Bh* Deputy

Fidel Pizano-Acosta
FIDEL PIZANO-ACOSTA

F.P.A.
FIDEL P. ACOSTA

Maria Pizano-Acosta
MARIA PIZANO-ACOSTA

M. P. A.
MARIA ACOSTA

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005101144

SUBJECT TO: 2ND 1/2 2005 AND ALL FUTURE PROPERTY TAXES

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 10 feet of said premises adjacent to street

Building envelope area as delineated on the face of said plat.

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, 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 exterior front boundary lines of all lots and tracts 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. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

Easement provisions contained on the face of said 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, and 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.

- A. This plat is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents mentioned in title report referenced in Note 2 above and being recorded under Skagit County Auditor File Numbers 9712310162, 9802030082, 9208270033, and 9406070002, records of Skagit County, Washington.
- B. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
- C. Owner/Developer: Joseph D. and Kimberly A. Woodmansee
1730 Britt Road
Mount Vernon, WA. 98273
Phone: (360) 424-4886
- D. Zoning – M.H.P.

EXHIBIT3/RDA/0999



200503300146
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A
(continued)

Escrow No.: 5101144

-
- E. Utility Sources: Telephone: G.T.E.
Power: Puget Sound Energy
Television: TCI Cablevision
Storm: City of Mount Vernon
Sewer: City of Mount Vernon
Water: Public Utilities District No. 1 of Skagit
County
Gas: Cascade Natural Gas
- F. Building Set Backs: Manufactured Homes Lots 19-48
Front: 25 feet on 30th and 20 feet on side streets
Rear: 10 feet
Side: 5 feet
Stick Built Homes Lots 1 – 18
Front: 25 feet on 30th and 20 feet on side streets
Rear: 20 feet
Side: 5 feet minimum, with combined total no less than 5
feet
- G. Vehicle access to and from Lots 1, 9, 10, 18, 19, 28, 29, 38, 39 and 48 along
North 30th Street shall be restricted.

Development Standards and conditions for Bakerview West Mobile Home Subdivision per
Rezone to MHP dated December 29, 1997, as prepared by Rick Cisar, Planning Director.

- A. A mobile home subdivision shall comply with all provisions of the subdivision
ordinance and all zoning provisions of the district in which it is to be located.
- B. In order to ensure that a mobile home subdivision will be compatible with and will
enhance the surrounding area, specific covenants and deed restrictions may be
required.
- C. A modular home unit located in the Bakerview West subdivision shall conform to
the following standards and conditions and shall have:
1. A permanent foundation.
 2. A width of not less than 24 feet (measuring at all points perpendicular to the
length of the home).
 3. A secure tie down.
 4. The tongue removed.
 5. A crawl space under the unit having a minimal height of 18 inches.
 6. Permanent steps affixed to all exits.
 7. Seals affixed by the State Department of Labor and Industries.
 8. All running gear, including axles, removed when placed on the required full
foundation.
 9. Approved public sewer and water connections.
 10. A minimum size of 900 square feet.
 11. A manufactured date of 1994 or later.
 12. No metal siding or roofs or metal sheds or accessory building or additions.
 13. An appearance that is residential in character.
-



200503300146
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A
(continued)

Escrow No.: 5101144

-
- D. Additions and accessory building to the modular units shall employ materials similar to those of the original unit or other products which are compatible with the materials employed in the unit.
 - E. All units shall be located on the lot in conformance to approved setbacks as shown on the site plan and/or subdivision plat.
 - F. Fence design and materials shall be limited to those shown on the approved site plan and/or subdivision plat.
 - G. All corner lots adjacent to 30th Street shall provide the typical landscape buffer and rail fencing as shown on the site plan and/or subdivision plat prior to issuance of a final certificate of occupancy for the unit.

City of Mount Vernon Ordinance No. 2863, including the terms and conditions thereof;
Recorded: April 8, 1998
Auditor's No.: 9804080064, records of Skagit County, Washington



200503300146
Skagit County Auditor

3/30/2005 Page 4 of 5 3:52PM

STATE OF WASHINGTON

SS

COUNTY OF Snohomish

ON THIS 28th DAY OF MARCH, 2005 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED FIDEL PIZANO-ACOSTA
AND MARIA PIZANO-ACOSTA KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Chloe Cerutti

NOTARY SIGNATURE

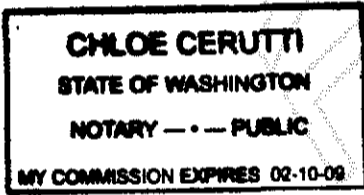
PRINTED NAME:

CHLOE CERUTTI

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT EDMONDS

MY COMMISSION EXPIRES ON 2/10/09.



200503300146

Skagit County Auditor

3/30/2005 Page 5 of 5 3:52PM