

WHEN RECORDED RETURN TO
JEFF ERLANDSON
2222 EAST MEADOW BOULEVARD
MOUNT VERNON, WASHINGTON 98273



200507120156
Skagit County Auditor

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CHICAGO TITLE IC35517 ✓



CHICAGO TITLE INSURANCE COMPANY

5110592

STATUTORY WARRANTY DEED

Dated: JULY 5, 2005

THE GRANTOR

MICHAEL H. JONES AND MARJORIE N. JONES, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JEFF ERLANDSON, A SINGLE MAN

the following described real estate situated in the County of ~~SKAGIT~~ ^{SKAGIT} State of Washington:
Tax Account Number(s):


4638-000-029-0008

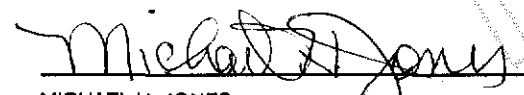
LOT 29, THE MEADOW PHASE II ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 16 OF PLATS, PAGES 1 THROUGH 7, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

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

3662
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 12 2005

Amount Paid \$ 3100.42
Skagit Co. Treasurer
By  Deputy


MICHAEL H. JONES


MARJORIE N. JONES

SWD/RDA/0899

STATE OF WASHINGTON

SS

COUNTY OF Snohomish

ON THIS 8th DAY OF July, 2005 BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED Michael H Jones
Marykrie H Jones 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 thru FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Teresa Varnes

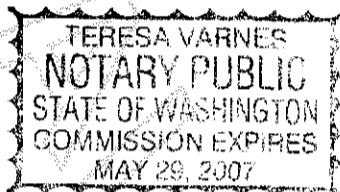
NOTARY SIGNATURE

PRINTED NAME: Teresa Varnes

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Manisville

MY COMMISSION EXPIRES ON 5/29/07



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110592

SUBJECT TO:

SCHEDULE B-001

1. 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
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 9, 1993
Auditor's No(s).: 9309090091, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The exterior 10 feet of all lots abutting on any streets in said plats.
The exterior 5 feet abutting upon the South boundary of Hoag Road.
3. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 7 feet of all lots abutting upon public
4. Setbacks as delineated on the face of said plats.
Affects: All lots in said plat
5. Setbacks as set out on the face of said plats:
Front: 15 feet (at buildings)
20 feet (at garage)
Rear: 10 feet
Side: 5 feet

All setbacks to be confirmed by City of Mount Vernon.

continued.....

EXHIBITS/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110592

SUBJECT TO:

Order No.:

IC35517

SCHEDULE B-001

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6. Easements as described on the face of The Meadow Phase 1 according to the plat recorded in, as follows:
- A. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Company, Inc., Cascade Natural Gas Corporation, G.T.E., and 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 lines 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.
- B. 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, 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.

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 of the easement.

continued.....

EXHIBIT3/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110592

SUBJECT TO:

SCHEDULE B-001

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7. Notes as disclosed on that Mount Vernon Short Plat No. MV-2-83, approved May 9, 1983, recorded May 10, 1983, in Volume 6 of Short Plats, page 62, under Auditor's File No. 8305100002, records of Skagit County, Washington, as follows:
- A. Short Plat number and date of approval shall be included in all deeds and contracts.
 - B. Sewage disposal by Mount Vernon City Sewer.
 - C. Water by Skagit County Public Utility District No. 1.
 - D. Zoning Classification – R-1, 7.6.
Affects: The West 280 feet of said plat
8. Restrictions disclosed on the face of said plats, as follows:
- A. No further subdivision of any lots without resubmitting for formal plat procedure.
 - B. 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.
 - C. New homes along the West boundary of this subdivision (Lots 69 through 79) shall be limited to single story structures.
 - D. Where landscaping areas are required along street frontages, no shrubs shall be higher than 36 inches and no tree shall have branches or foliage below 5 feet or placed within 20 feet of the corner of a driveway, alley, or street intersection.
 - E. Lot owners shall be responsible for installation of downspout infiltration system as per detail ¾ - 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.
 - F. Vehicular access for Lots 1 through 6, 82, 83, 84, and Tract 999 shall be from Meadow Boulevard or Hermlock Place and not from Hoag or the Meadow Boulevard entrance to Hoag Road.

continued.....

EXHIBIT3/RDA/0999



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CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110592

SUBJECT TO:

SCHEDULE B-001

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- G. Refer to existing records for additional covenants, rights, and restrictions.
9. Notes disclosed on the face of said plats, as follows:
- A. Tract 995 is to be maintained by and is hereby dedicated to the City of Mount Vernon for sewer line access.
 - B. Tract 996 is to be maintained by and is hereby dedicated to the City of Mount Vernon for sewer line access.
 - C. 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.
 - D. 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.
 - E. 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. Fence line shown does not run "true". Fence falls on either side of parcel line within nominal limits. No "adverse" possession determined or presumed.
 - G. Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinances of the City of Mount Vernon on either an interim or permanent basis.
10. Utility sources as noted on the face of said plats, as follows:
- A. Sewer – City of Mount Vernon
 - B. Water – P.U.D. No. 1 of Skagit County
 - C. Electricity – Puget Power
 - D. Gas – Cascade Natural Gas

continued.....

EXHIBIT3/RDA/0999



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EXHIBIT A

Escrow No.: 005110592

SUBJECT TO:

SCHEDULE B-001

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11. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 24, 1890
Auditor's No(s): Volume 13, Page 383, records of Skagit County, Washington
For: To cut down trees dangerous to operation of railroad
Affects: A 200 foot strip on each side of centerline of Seattle and Montana Railroad
12. Agreement, including the terms and conditions thereof; entered into;
By: The Meadows Associates, a partnership
And Between: Dujardin Development Company
Recorded: June 15, 1994
Auditor's No.: 9406150082, records of Skagit County, Washington
Providing: Indemnity and escrow agreement
13. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;
Recorded: May 19, 1994
Auditor's No(s): 9405190106, records of Skagit County, Washington
Executed By: The Meadows Associates
14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 19, 1994
Auditor's No(s): 9405190106, records of Skagit County, Washington
Imposed By: The Meadows Association
15. Easement delineated on the face of said plat;
For: Waterline to Public Utility District No. 1
Affects: The East 10 feet of Lot 34
16. Easement delineated on the face of said plat;
For: Drainage for City of Mount Vernon
Affects: The South 20 feet of said plats

- END OF SCHEDULE B-001 -

EXHIBIT3/RDA/0999



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Skagit County Auditor