



200508190067

Skagit County Auditor

8/19/2005 Page

1 of

3 11:39AM

## AFTER RECORDING MAIL TO:

Kimberly I. O'neil

2200 S. 18th St.

. Mt Vernon WA 98274

Filed for Record at Request of  
 First American Title Of Skagit County  
 Escrow Number: 85625

FIRST AMERICAN TITLE CO.  
 85625-1

## Statutory Warranty Deed

Grantor(s): Michael J. Petker

Grantee(s): Kimberly I. O'Neil

Assessor's Tax Parcel Number(s): 4767-000-006-0000, P117361

THE GRANTOR Michael J. Petker, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberly I. O'Neil, as her separate estate the following described real estate, situated in the County of Skagit, State of Washington.

Lot 6 "PLAT OF BLACKBURN RIDGE PHASE 2", according to the plat thereof recorded October 31, 2000, under Auditor's File No. 200010310122 records of Skagit County, Washington.

Subject to paragraphs A and B of Schedule B-1 of First American Title Company's preliminary commitment no. 85625 attached hereto.

Dated: August 14, 2005

Michael J. Petker  
 Michael J. Petker

4499  
 SKAGIT COUNTY WASHINGTON  
 Real Estate Excise Tax  
 PAID

AUG 19 2005

4348.20  
 Skagit County Treasurer  
 Deputy  
 By: lp

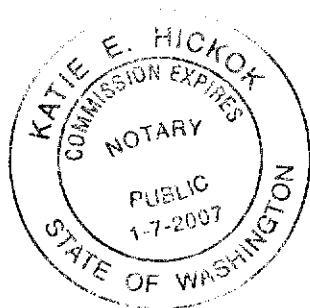
STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael J. Petker, 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: 8-18-05

Katie E. Hickok

Notary Public in and for the State of Washington  
 Residing at Mt Vernon  
 My appointment expires: 1-7-07



**Schedule "B-1"**

**EXCEPTIONS:**

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

Dated: October 12, 2000  
Recorded: October 12, 2000  
Auditor's No: 200010120092  
Executed by: Dean Holt Construction, L.L.C.

"Said instrument includes easement provisions."

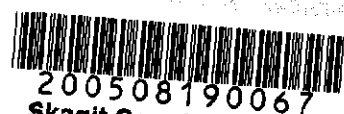
B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Blackburn Ridge Phase 2  
Recorded: October 31, 2000  
Auditor's No: 200010310122

Said matters include but are not limited to the following:

1. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable, original grading of streets, avenues, alleys and roads, as dedicated in the plat.
2. All lots in this plat are subject to the Blackburn Ridge Restrictive Covenants recorded under Auditor's File No. 200010120092, records of the Skagit County Auditor's Office.
3. 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, G.T.E., and AT&T of Washington, Inc., and their respective successors and assigns, under and upon the exterior seven (7) or 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.
4. 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 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 easements for emergency purposes at its own discretion.



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5. All roof and footing drains shall be connected (tight lined) to the storm drainage system.

6. Building set-back lines as delineated on the face of the plat. Front yard: Lots at street corners are considered to have two (2) front yards. 25' on Blackburn Road, and 20' on all other streets. Rear yard: 20'. Side yard: Minimum 5' (total 15'). Building envelopes are illustrated by dashed lines inside each building lot.

7. All lots within this subdivision are subject to impact fees payable on issuance of a building permit.

8. Pursuant to Ordinance No. 2386, each lot receives - (S.F.R.)

\$1,800.00 expansion credits.

\$ 320.00 capacity credits.

Each duplex lot receives:

\$2,700.00 expansion credits

\$ 320.00 capacity credits.

9. 10 foot utility easement affecting a portion of the subject property

10. Non-exclusive easements for public utilities as illustrated on Lots 10, 11, 12, 13, 36, 37, 41 and 42 are hereby granted to the City of Mount Vernon for the construction, inspection, and maintenance of utilities. The City shall not be responsible for restoration of structures, fences, landscaping, or other improvements that may hinder and privilege granted to the City.

11. Private drainage easement affecting the East 10 feet of Lots 1-11



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