

AFTER RECORDING MAIL TO:  
Mr. and Mrs. John F. Gabriel

95-637 Lawena St.  
Miliaki, HI 96789.



200510280198  
Skagit County Auditor

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Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 86443

## Statutory Warranty Deed

Grantor(s): Paul Doepfner  
Grantee(s): John F. Gabriel and Elizabeth A. Gabriel  
Assessor's Tax Parcel Number(s): 4781-000-020-0000, P118362

FIRST AMERICAN TITLE CO.

86443-1

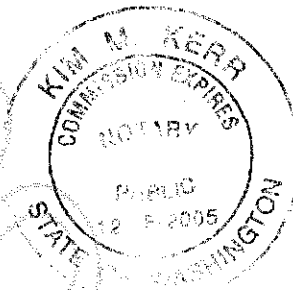
THE GRANTOR Paul Doepfner, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John F. Gabriel and Elizabeth A. Gabriel, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 20, "PLAT OF SKAGIT ORCHARDS", according to the plat thereof recorded under Auditor's File No. 200109240161, records of Skagit County, Washington.

Subject to paragraphs A thru C of Schedule B-1 of First American Title Company preliminary commitment no. 86443 attached hereto.

Dated: October 21, 2005

Paul Doepfner  
Paul Doepfner



STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul Doepfner, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10/21/05

Kim M. Kerr  
Notary Public in and for the State of Washington  
Residing at Moulton Vernon  
My appointment expires: 12/15/05

6066  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 28 2005

Amount Paid \$ 5790.-  
By lp Skagit Co. Treasurer Deputy

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**Schedule "B-1"**

**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. 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



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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 easements for emergency purposes at its own discretion.

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.

C. 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.

Note # 1.: We note the following recorded documents, which may affect building or land use. Governmental regulations are not a matter of title insurance and said documents are shown as a courtesy only. Reference is made to the record for the full particulars. Matters set forth in said notice/agreement (s) may have expired, changed or may change in the future without recorded notice.

Auditor's File No.:	200101260088
Document Title:	Notice
Regarding:	Preliminary Plat Approval



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