

**AFTER RECORDING MAIL TO:**

Pavel Leus  
3019 Briarwood  
Mount Vernon WA.  
98274



200511040245  
Skagit County Auditor

11/4/2005 Page 1 of 5 3:31PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 86008

**Statutory Warranty Deed**

**Grantor(s):** Landmark Building and Development, Inc.  
**Grantee(s):** Pavel Leus  
Lot 139, "ROSEWOOD P.U.D. PHASE 2, DIVISION III"  
**Assessor's Tax Parcel Number(s):** 4856-000-139-0000, P122857

FIRST AMERICAN TITLE CO.  
86008E-1

**THE GRANTOR Landmark Building and Development, Inc.** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Pavel Leus, a married man, as his separate estate** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 139, "ROSEWOOD P.U.D. PHASE 2, DIVISION III", recorded May 16, 2005 under Skagit County Auditor's File No. 200505160223.

Subject to paragraphs A thru I of Schedule B-I of First American Title Company's preliminary commitment no. 86008 attached hereto.

Dated **October 18, 2005**

Landmark Building and Development, Inc.

By: John Ellis, President

#4235  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 04 2005

Amount Paid \$ 3309.39  
Skagit Co. Treasurer  
By Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence John Ellis is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is President of Landmark Building and Development Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 10/18/2005

[Signature]

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 12/15/2005 11/29/2006

Schedule "B-1"

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED**

Executed by: Puget Mill Company, a Corporation  
Recorded: December 18, 1926  
Auditor's No: Volume 142 of Deeds, Page 146  
As Follows:

"The party of the first part hereby reserves unto itself and unto its successors and assigns, the full, complete and absolute right to all oils, gases, coal, minerals, metals and fossils of every name and nature which may be in or upon said land or any part thereof, with the right of entry upon said land to prospect and explore for oils, gases, coal, minerals, metals and fossils of every name and nature, however, said party of the second part, its successors and assigns, shall be reasonably compensated for all damages done to the surface and soil of said land and the improvements thereon in carrying on any such operation."

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

Dated: June 1, 1998  
Recorded: June 23, 1998  
Auditor's No: 9806230104  
Executed by: Self Help Housing, a Washington Non-Profit Corporation; William Miller, it's Executive Director

**C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: City of Mount Vernon, a Municipal Corporation of the State of Washington  
Dated: November 24, 1998  
Recorded: December 31, 1998  
Auditor's No: 9812310051  
Purpose: Utility purposes  
Area Affected: Common areas

**D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Power & Light Company  
Dated: July 14, 1999  
Recorded: August 12, 1999  
Auditor's No: 199908120018  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Area Affected: South 25 feet of subject property



200511040245  
Skagit County Auditor

E. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Self-Help Housing  
And: City of Mount Vernon  
Dated: February 8, 2000  
Recorded: February 14, 2000  
Auditor's No: 200002140087  
Regarding: Agreement as to various terms of platting including but not limited to road improvements, signage, street lighting, etc.

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

Dated: May 28, 2002  
Recorded: May 29, 2002  
Auditor's No: 200205290098  
Executed by: Self-Help Housing, a Washington Non-Profit Corporation

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: June 11, 2003  
Recorded: June 16, 2003  
Auditor's No: 200306160285  
Purpose: "... utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "  
Area Affected: All streets and road rights-of-way; a strip of land 10 feet in width across all lots; all areas located within 5 (five) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

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

Plat/Subdivision Name: Rosewood P.U.D. Phase 2, Division I  
Recorded: December 3, 2003  
Auditor's No.: 200312030041



200511040245  
Skagit County Auditor

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

Plat/Subdivision Name: Rosewood P.U.D. Phase 2, Division III  
Recorded: May 16, 2005  
Auditor's No.: 200505160223

Said matters include but are not limited to the following:

1. Building Set Backs: Single Family Lots (SF)

Front: 20' (Corner lots have two front yards)  
Rear: 20'  
Side: 7.5' (or as otherwise shown hereon)

Common Wall Lots (CW)

Front: 20' (Corner lots have two front yards)  
Rear: 20'  
Side: 0' on common sides, 7.5' on non-common sides (or as otherwise shown hereon)

2. Sewage Disposal – City of Mount Vernon

3. Storm Drainage – City of Mount Vernon – Storm water detention facilities for this Plat have been constructed within Tracts R and Y of this Plat and are being dedicated to the City of Mount Vernon.

4. Street Standard – City of Mount Vernon

5. Water – Skagit County P.U.D. No. 1

6. Power – Puget Sound Energy

7. Telephone – Verizon Northwest

8. Gas – Cascade Natural Gas

9. Television Cable – Comcast Corporation

10. Garbage Collection – City of Mount Vernon – Solid waste collection for lots shall be at the edge of the public right-of-way

11. This Plat has been laid out and constructed per the approved Rosewood P.U.D. available at the City of Mount Vernon Planning Department. The Rosewood P.U.D. allowed for a mix of single family lots (SF) and duplex or common wall construction lots (CW). The common wall lots may be used for single family lots, but must satisfy any setback requirements for side yards imposed by the City of Mount Vernon Planning Department.

12. All lots within this subdivision are subject to impact fees for schools, fire, parks and any other city impact fees payable upon issuance of a building permit.

13. Siltation control devices may be required for each lot during home construction or subsequent soil disturbances. See City of Mount Vernon Engineering Department for details.



200511040245  
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14. Homes shall be built on site per the designs approved in the Rosewood P.U.D. or an alternative design approved by the City of Mount Vernon.

15. The Plat of Rosewood P.U.D. Phase 2, Division 3, shall have the same rights and access to the previously platted open spaces shown on Plats of Rosewood P.U.D. Phase 2 Divisions 1 and 2 (Tracts L and M) and as shown on the Plat of Rosewood P.U.D. Phase 1 (Tracts B, C and Z) of this division. The same reciprocal rights and access shall apply for all owners. All previously recorded documents with respect to the homeowners association and maintenance responsibilities shall apply to this division.

16. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corp. and Comcast Corporation and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of this plat and other utility easements, if any, shown on the face of this plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, appurtenances attached therefore, 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.

17. Easements for the purpose of conveying local storm water runoff are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage easements. The maintenance of private 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 private lot owners and their heirs, owners 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.

18. Typical utility easement affecting the exterior 10' of all lots and tracts abutting street

19. A 10' private drainage easement affecting the Northerly portion of Lots 131 – 148 (See plat for particulars)

20. Utility easement affecting Lot 138 to benefit Lot 137 (See plat for particulars)

21. Sewer easement affecting Lot 141 to benefit Lot 142 (See plat for particulars)

22. Sewer easement affecting Lot 147 to benefit Lot 146 (See plat for particulars)

23. Utility easement affecting Lot 138, to benefit Lot 137 (See plat for particulars)

24. Sewer easement affecting Lot 131 to benefit Lot 132 (See plat for particulars)

25. Typical building envelope(s)

26. A 20' emergency access easement affecting Tract R



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