

AFTER RECORDING MAIL TO:

Mr. and Mrs. John L. Hoag
1110 Maddox Creek Lane
Mount Vernon, WA 98274



200512160109
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86733

Statutory Warranty Deed

Grantor(s): Michael Yarrow and Jean M. Yarrow
Grantee(s): John L. Hoag and Sharon I. Hoag
Assessor's Tax Parcel Number(s): 4793-000-012-0000, P119126

FIRST AMERICAN TITLE CO.
86733 E-1

THE GRANTOR Michael Yarrow and Jean M. Yarrow, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John L. Hoag and Sharon I. Hoag, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 12, "PLAT OF GILBERT'S ADDITION", as per plat recorded on April 30, 2002, under Auditor's File No. 200204300099, records of Skagit County, Washington.

Subject to paragraphs A thru E of Schedule B-1 of First American Title Company's preliminary commitment no. 86733 attached hereto.

Dated: December 12, 2005

Michael Yarrow
Michael Yarrow

Jean M. Yarrow
Jean M. Yarrow

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael Yarrow and Jean M. Yarrow, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/hers/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/14/05
#6986 Kim M. Kerr
SKAGIT COUNTY WASHINGTON Notary Public in and for the State of Washington
REAL ESTATE EXCISE TAX Residing at Mount Vernon
DEC 16 2005 My appointment expires: 12/15/05

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By [Signature]

Order No: 86733

Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED

Executed by: W. M. Lindsey and Emma S. Lindsey, his wife
Recorded: April 17, 1902
Auditor's No: 39602 in Volume 44 of Deeds, page 499
As Follows:

Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: February 27, 1952
Auditor's No: 472022
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way
Location: A strip of land, the centerline of which is described as follows:

Beginning at a point on the North line of Secondary State Road, 697.25 feet East of the 1/4 corner between Sections 21 and 28, Township 34 North, Range 4 East, W.M; thence North 2 degrees 0' East 331.2 feet; thence North 6 degrees 64' East 214.12 feet; thence North 33 degrees 30' East 343.2 feet; thence North 58 degrees 0' East to the East line of the above tract.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Thomas, Inc.
And: Wes Simpson
Dated: September 18, 1998
Recorded: September 28, 1998
Auditor's No: 9809280117
Regarding: Maintenance of TRD-1000 Plant



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D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: October 23, 2001
Recorded: November 1, 2001
Auditor's No: 200111010110
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location:

Easement No. 1: All streets and road rights-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

Easement No. 3: All areas located within a 10 (ten) foot perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholes.

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

Plat/Subdivision Name: Gilbert's Addition
Recorded: April 30, 2002
Auditor's No: 200204300099

Said matters include but are not limited to the following:

1. Know all men by these presents that Joseph D. Woodmansee and Kimberley A. Woodmansee, husband and wife, and Whidbey Island Bank, a Washington Corporation, owners in the fee simple or contract purchasers and mortgage holders or lien holders of the land hereby platted, declare this plat and dedicate to the use of the public forever, the streets, avenues and Tract "X" shown hereon, and the use thereof for all public purposes consistent with the use thereof for public highway purposes, together with the right to make all necessary slope for cuts and fills upon the lots and blocks shown hereon, in the original reasonable grading of all such streets and avenues shown hereon.

2. 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 AT&T Broadband, 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, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, appurtenances attached thereto, for the purpose of providing utility services and sidewalk 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 by the exercise of rights and privileges herein granted.



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3. Set Backs: Front Yard: 25-feet on arterial streets and 20-feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets.'

Side Yard: 5-feet. The total of the two side yards shall be a minimum of 15 feet.

Rear Yard: 20-feet. Where a rear yard abuts an alley, accessory buildings such as garages and carports, may be located within 8 feet of the rear property line.

4. Sewage Disposal: City of Mount Vernon.

5. Storm Drainage: City of Mount Vernon.

6. Street Standard: City of Mount Vernon.

7. Water: Skagit County P.U.D. No. 1.

8. Power: Puget Sound Energy.

9. Telephone: Verizon Northwest.

10. Gas: Cascade Natural Gas.

11. Television Cable: AT&T Broadband.

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

13. Wetland Boundary Line shown hereon is based upon field delineation by Northwest Wetland Solutions in February, 2001.

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

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

16. Homes shall be built on site and no modular or manufactured homes are permitted.

17. The delineated on-site wetlands, together with the buffer area within Tract "X" are dedicated to the City of Mount Vernon upon request of the applicant. The dedication shall provide that the wetland property shall be available for enhancement for purposes of off-site wetland mitigation for other development projects. The right to enhancement shall be granted to the applicant and its successors in interest.

18. Easement for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer 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.



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19. A storm drain easement is hereby granted to the City of Mount Vernon, to construct, maintain, replace, reconstruct and remove drainage and detention facilities with all appurtenances incident thereto or necessary therewith, in, under and across the said premises, and to cut and remove from said easement any trees, fences and other obstruction which may endanger the safety or interfere with the use of said drainage and detention facilities or appurtenances attached or connected therewith and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary for the easement hereby granted. Adjoining property owners are prohibited from constructing fences, buildings or other objects within the easement area. Adjoining property owners are prohibited from placing fill or other debris within easement area or otherwise altering the detention facility side slope areas or access road. Vehicular access in the easement area is restricted specifically to public maintenance vehicles.

20. 10-foot private drainage easement.

21. 20-foot storm drain and sewer easement.

22. Building envelope.

23. 10-foot sidewalk and utilities easement.



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