

AFTER RECORDING MAIL TO:
Mr. and Mrs. Pavel Kazakov
2711 North 30th Street
Mount Vernon, WA 98273



200601240064
Skagit County Auditor

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Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B86983

Statutory Warranty Deed

Grantor(s): Bernard A. Morris, Sr. and April R. Morris
Grantee(s): Pavel Kazakov and Tatyana Kazakov
Assessor's Tax Parcel Number(s): 4850-000-001-0000, P122415

FIRST AMERICAN TITLE CO.

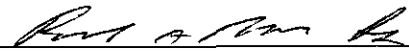
B86983E-1

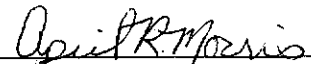
THE GRANTOR Bernard A. Morris, Sr. and April R. Morris, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Pavel Kazakov and Tatyana Kazakov, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "PLAT OF CASCADE ADDITION TO MOUNT VERNON", recorded December 17, 2004, under Auditor's File No. 200412170126, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated: January 6, 2006


Bernard A. Morris, Sr.


April R. Morris
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 24 2006

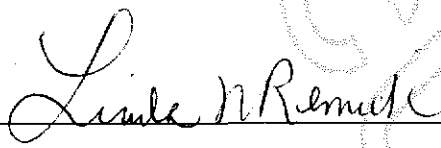
Amount Paid \$ 5327.20
By  Skagit Co. Treasurer Deputy

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Bernard A. Morris, Sr. and April R. Morris, 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: 1-13-06




Notary Public in and for the State of Washington
Residing at Stanwood
My appointment expires: 6-8-08

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, a municipal corporation
Dated: March 2, 1979
Recorded: March 7, 1979
Auditor's No.: 7903070010
Purpose: To construct, maintain, replace, reconstruct and/or remove a sewer pipeline or pipelines, with all appurtenances incident thereto or necessary therewith and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the construction, use or right of ingress and egress, to, over and from the above described premises
Area Affected: Portion Tract "X"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Dated: March 2, 1979
Recorded: March 7, 1979
Auditor's No.: 7903070011
Purpose: The right to locate equipment to work on said land for the purpose of carrying on said construction activities consistent with the purposes of the project
Area Affected: Portion Tract "X"

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The City of Mount Vernon
Dated: May 18, 1979
Recorded: May 2, 1979
Auditor's No.: 7905220005
Purpose: The right, privilege and authority to construct, maintain, replace, reconstruct and remove storm and sanitary facilities with all appurtenances, incident thereto or necessary therewith and to cut and remove from said right-of-way any trees and other obstructions which may endanger the safety or interfere with the use of said storm and sanitary facilities, or appurtenances attached or connected therewith, the right of ingress and egress to and over said described premises
Area Affected: 10' x 20' portion along West boundary Lot 9



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D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Recorded: April 5, 2004
Auditor's No.: 200404050142
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 10 foot strip as constructed

E. Terms, conditions, and restrictions of that instrument entitled Power of Attorney and Agreement Regarding Formation of Local Improvement District:

Recorded: October 4, 1989
Auditor's No.: 8910040095

F. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: December 17, 2004
Auditor's No.: 200412170126

Said matters include but are not limited to the following:

1. Know all men by these presents that Cascade Christian Center of Skagit Valley, a Washington non-profit association and Skagit State 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 public forever, the streets, avenues, shown hereon and the use thereof for all public purposes consistent with the use thereof for the 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. Tract "X" is additionally dedicated to the City of Mount Vernon for City open space, storm and utilities areas.
2. For additional subdivision and meridian information, see City of Mount Vernon Short Plat No. MV-2-89, recorded in Volume 8 of Short Plats, pages 157 – 158; Plat of Northridge Estates Condominiums, recorded in Volume 13, page 98 and Volume 14 of Plats, pages 12 and 13; Revised Plat of Firwest, recorded in Volume 12 of Plats, pages 72 and 73; and Plat of Rosewood P.U.D., Phase I, recorded under Auditor's File No. 200002140086, records of Skagit County, Washington.
3. Building set backs – Single family lots (SF)
Front – 25 feet or as otherwise shown in around the ingress-egress
Easement areas (Corner lots have two front yards)
Rear – 20 feet
Side – Minimum 5 feet with a combined total of 15 feet
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



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8. Power – Puget Sound Energy
9. Telephone – Verizon Northwest
10. Gas - Cascade Natural Gas
11. Television cable – Comcast Corporation
12. Garbage Collection – City of Mount Vernon Solid Waste. Collection for lots shall be at the edge of the public right-of-way.
13. 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.
14. 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.
15. Ingress, egress and utilities easement area. All maintenance and construction of the private ingress, egress area is the responsibility of and the cost shared equally by the adjoining lot owners (based on usage).
16. Private drainage easements on Lot 9. Private easement areas are for drainage purposes only. No fill or buildings shall be allowed to be placed within the easement. The maintenance of the drainage facilities within these easements shall be the responsibility of the property owners.
17. Private sanitary sewer easement to Lot 9. A 15 foot wide sanitary sewer easement across Tract "X" is granted to Lot 9. A portion of this easement falls within the wetlands buffer area. Any work done within the buffer area must be in compliance with the City's critical areas code in effect at the time of the proposed work.
18. An easement over Lots 1 and 9 (as shown) is granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or 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 public 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 shown on the short card, 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, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitute 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 grantors 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 use of the easement.



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19. 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 seven (7) 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 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.

20. Easements for the purpose of conveying local storm water runoff and 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.

21. Ten (10) foot utilities easement in Southeasterly portion of Lot 1 to benefit Lot 2

22. Ten (10) foot utilities easement in Northeasterly portion of Lot 4 to benefit Lot 3

23. Ten (10) foot utilities easement in Southeasterly portion of Lot 5 to benefit Lot 6

24. Fifteen (15) foot utilities easement in Northeasterly portion of Lot 8 to benefit Lot 7

25. Seven (7) foot utilities easement in Southeasterly portion of Lot 8 to benefit Tract "X"

26. Location of building envelope(s) for Lots 1 - 8

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Gopher Construction, Inc., a Washington corporation
Dated:	February 15, 2005
Recorded:	February 17, 2005
Auditor's No.:	200502170079
Purpose:	A non-exclusive easement for ingress, egress and utilities over, under and across the following described tract
Area Affected:	South 32.20', Lot 1 of East 25'



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