

After Recording Return to:  
Kendra S. Lamb  
2316 Earl Court  
Mount Vernon WA 98273



200603080133  
Skagit County Auditor

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Filed for Record at Request of:  
**CHICAGO TITLE  
INSURANCE COMPANY**  
PO Box 1115  
1616 Cornwall Avenue, Suite 115  
Bellingham, WA 98225

Escrow No.: 193154-KRK

1038064

Abbreviated Legal: Lot, a plat  
Additional Legal(s) on page:  
Assessor's Tax Parcel No.:

### STATUTORY WARRANTY DEED

THE GRANTOR Vladimir S. Kirishko and Irina I. Kirishko, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kendra S. Lamb, a married woman as her separate estate the following described real estate, situated in the County of ~~Whatcom~~ <sup>Skagit</sup>, State of Washington:

Lot 24, Plat of Jasmine Place, as recorded February 28, 2002, under Skagit County Auditor's File No. 200202280026, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject to: Real Estate Taxes and Exhibit "A" attached hereto and by this reference made a part hereof

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Dated: March 3, 2006

Vladimir S. Kirishko

Irina I. Kirishko

STATE OF WASHINGTON  
COUNTY OF ~~WHATCOM~~ <sup>Skagit</sup> cm

I certify that I know or have satisfactory evidence that Vladimir S. Kirishko and Irina I. Kirishko the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 3-3-06

Cassandra M. Mitchell  
Notary Public in and for the State of Washington  
Residing at MT. Vernon  
My appointment expires: 3-10-09

#1058  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 08 2006

Amount Paid \$ 3527.00  
By Skagit Co. Treasurer  
Duty

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: February 4, 1991

Auditor's No(s): 9102040072, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 5, 1991

Auditor's No(s): 9103050066, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 24, 2001

Auditor's No(s): 200108240008, records of Skagit County, Washington

In favor of: City of Mount Vernon

For: A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted

Easement, including the terms and conditions thereof, created by instrument;

Recorded: September 6, 2001

Auditor's No.: 200109060034, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: 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 road 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 feet 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 foot perimeter of all of Grantees' ground-mounted or semi-buried vaults, pedestals, transformers and/or handholds



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Exceptions and reservations as contained in instrument;

Recorded: August 17, 1900

Auditor's No.: 34055, records of Skagit County, Washington

Executed By: W.M. Lindsey and Emma S. Lindsey, his wife

As Follows: All coal and other minerals are reserved and excepted from this conveyance

Easement disclosed on face of said plat as follows:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Verizon Northwest, Cascade Natural Gas Corporation and AT&T Broadband and their respective successors and assigns under and upon the easements identified upon this plat of Jasmine Place, 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.

Water Pipeline Easement;

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successor or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a 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 as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantors. 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, constitutes 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 and 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 grantor's property so as not to interfere with, construct 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 district's use of the easement.



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The easement shall provide that the owner of the burdened lot shall not remove any trees which are in excess of four (4) inches in diameter at ground level, from the West 10 feet of the lot. The easement shall provide for immediate replacement of a similarly sized tree(s) and recovery of attorney's fees in the event of a breach of the terms of the easement. Recorded under Auditor's File No. 200202280025, records of Skagit County, Washington.

All lots within this short plat are subject to impact fees payable on issuance of a building permit short plat number and date of approval shall be included in all deeds and contracts.

Side yard set backs: Minimum 5 feet the total of the two side yards shall be a minimum of 15 feet.

Front yard set backs: Minimum 20 feet

Back yard set backs: Minimum 20 feet

- A. Zoning MTV – R-1, 6.0
- B. Water: Skagit County P.U.D. No. 1.
- C. Sewer – City of Mount Vernon
- D. Power – Puget Sound Power and Light Corporation
- E. Gas – Cascade Natural Gas Corporation
- F. Cable TV – AT&T Broadband
- G. Telephone – Verizon Northwest

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 10 feet adjacent to streets

Easement delineated on the face of said plat;

For: Power

Affects: A portion of the Northwest corner of said premises

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: February 28, 2002

Auditor's No(s).: 200202280025, records of Skagit County, Washington

Executed By: Northern Reign Development

Easement delineated on the face of said plat;

For: P.U.D. and Utility

Affects: The Easterly 15 feet of said premises



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