

When recorded return to:

Mr. and Mrs. Keith L. Herndon
116 South 28th Street
Mount Vernon, WA 98274



200605010051
Skagit County Auditor

5/1/2006 Page 1 of 3 9:21AM

Recorded at the request of:
First American Title
File Number: 87839

Statutory Warranty Deed

THE GRANTORS Robert U. Schultz and Mary M. Schultz, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Keith L. Herndon and Rhonda L. Herndon, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
87839E-1

Abbreviated Legal:
Tract 22, "PLAT OF EASTMONT"

Tax Parcel Number(s): 4637-000-022-0001, P106565

Tract 22, "PLAT OF EASTMONT", as per plat recorded in Volume 15 of Plats, pages 199, 200 and 201, records of Skagit County, Washington.

Subject To: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule B-1 and by this reference made a part hereof.

Dated 4-26-06

Robert U. Schultz 2072 Skagit County Washington REAL ESTATE EXCISE TAX
Mary M. Schultz Mary M. Schultz

MAY 01 2006

Amount Paid \$ 4507.51
Skagit Co. Treasurer
By Jo Deputy

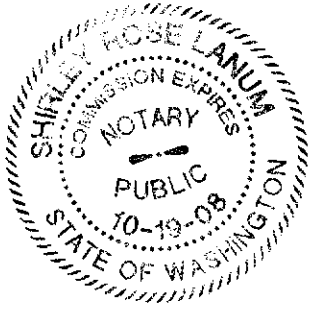
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert U. Schultz and Mary M. Schultz, 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: 4-26-06

Shirley Rose Lanum

Notary Public in and for the State of Washington
Residing at Everett
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name:	Plat of Eastmont
Recorded:	October 11, 1994
Auditor's No.:	9410110061, Vol. 15 of Plats, pages 199-201

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon; Public Utility District No. 1; Puget Sound Power & Light Company; Continental Telephone Company of the Northwest, Inc.; Cascade Natural Gas Corporation, and TCI Cable Vision of Washington, Inc., and their respective successors and assigns under and upon the easements identified upon this Plat of Eastmont in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto for the purposes 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 damages it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

2. Impact Fee Notice: Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance Nos. 2552 and 2596.

Private Drainage Easements: An easement for the purposes 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 costs thereof shall be borne equally by, the present and future owners of the abutting property 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.

Stormwater Facilities: Operation, Maintenance - Stormwater retention/detention facilities common to the Plat of Eastmont are hereby dedicated to the City of Mount Vernon. Maintenance and operation of the stormwater control and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of fences, landscaping and plant materials within these tracts is the responsibility of the Eastmont Homeowner's Association, except in the event that such fences, landscaping and plant materials are damaged by the exercise of the City of Mount Vernon maintenance activities.

Side yard set backs shall be as defined in Mount Vernon City Ordinance Section 17.15.070.

3. Drainage easement affecting the East 20 feet and West 20 feet of said Plat.
4. Utilities easement affecting a 7-foot strip adjacent street lines.
5. Mailbox easement areas as delineated on various lots.
6. Building set back areas as delineated on various lots.



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Order No: 87839

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

Dated: October 26, 1994
Recorded: October 27, 1994
Auditor's No: 9410270072
Executed by: John N. Hocking; Sandra J. Hocking and John Lund

C. Terms, conditions and provisions of that certain "Fund and Assessments" recorded under Auditor's File No. 9410270073.

