

When recorded return to:

Derek T. Jenkins
1707 E. Fir St.
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 87993



200609070009

Skagit County Auditor

9/7/2006 Page

1 of

3

9:43AM

Statutory Warranty Deed

THE GRANTOR Brian Zylstra, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Derek T. Jenkins, a single man, as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.

87993E

Abbreviated Legal:

Section 20, Township 34, Range 4; Ptn. SW SE (aka Lot 3, SP #LU-05-101)

Tax Parcel Number(s): P124641, 340420-4-034-0300

Lot 3, Short Plat No. LU-05-101, approved May 9, 2006, recorded May 12, 2006 under Auditor's File No. 200605120054, being a portion of the Southwest ¼ of the Southeast ¼ of Section 20, Township 34 North, Range 4 East, W.M.

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

Dated

9/5/06

Brian Zylstra

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 7 2006

Amount Paid \$
By Skagit Co. Treasurer
Deputy

503350

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian Zylstra, 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.

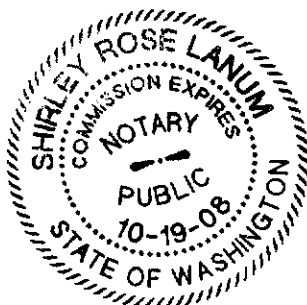
Date: 9-5-06

Shirley Rose Lanum

Notary Public in and for the State of Washington

Residing at Burlington

My appointment expires: 10-19-2008



Order No: 87993

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: February 10, 2006
Recorded: February 17, 2006
Auditor's No.: 200602170070
Purpose: "...utility systems for purposes of transmission,
distribution and sale of gas and electricity..."
Area Affected: The North 15 feet

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: LU-05-101
Recorded: May 12, 2006
Auditor's No.: 200605120054

Said matters include but are not limited to the following:

1. The right to make all necessary slopes 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 and conveyed to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and AT&T Broad Band and their respective successors and assign under the upon the exterior 10 feet of all lots and tracts abutting all public roads and rights of way, as shown hereon 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. 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 caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted.
3. All development of and construction on lots within this subdivision must comply with the City Design Standards as outlined in Chapter 17.70 Design Review of the Mount Vernon Municipal Code.
4. Short Plat number and date of approval shall be included in all deeds and contracts.



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5. Utilities:

Sewage Disposal – City of Mount Vernon.

Storm Sewer – City of Mount Vernon.

Water Purveyor – P.U.D. No. 1.

Power Source – Puget Sound Energy.

Communication – GTE Northwest, Cable TV, AT&T Broad Band.

Gas – Cascade Natural Gas Corporation.

6. Proposed development is above the flood plain hazard zone.

7. Impact Fee Notice: All lots within this subdivision are subject to impact fees payable on issuance of a building permit.

8. Private Drainage Easements: An easement for the purpose of conveying local storm water is hereby granted in favor of all lot owners in the areas designated as private drainage easements. The maintenance of drainage easements established and granted herein shall be the responsibility of the lot owners 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.

9. An easement is hereby conveyed to the City of Mount Vernon for the construction and maintenance of a sidewalk within the North 10 feet of Lots 1 through 4, inclusive.

10. Easement for private sewer and drainage along the Northerly line of Lots 2 through 4.

