

When recorded return to:  
**KEN M. LARSON**  
**203 S. 28<sup>TH</sup> STREET**  
**MOUNT VERNON, WA. 98274**

LAND TITLE OF SKAGIT COUNTY

123055-P



200610260119  
Skagit County Auditor

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3 12:25PM

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **BRYCE L. VANDER ARK AND MALEA P. PECK**, each as their separate property

for and in consideration of **Ten Dollars and Other Good and Valuable Consideration**

in hand paid, conveys, and warrants to **KEN M. LARSON, a single man**

the following described real estate, situated in the County of **SKAGIT**, State of Washington:

**LOT 5, "PLAT OF EASTMONT," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGE 199  
THROUGH 201, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.**

**SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.**

**SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO, WHICH BY THIS REFERENCE IS MADE A  
PART HEREOF.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#5523

Tax Parcel Number(s): #4637-000-005-0004

OCT 26 2006

4526.20

Dated: OCTOBER 20, 2006

Amount Paid \$  
Skagit Co. Treasurer  
By Deputy

BRYCE L. VANDER ARK

MALEA P. PECK

STATE OF WASHINGTON

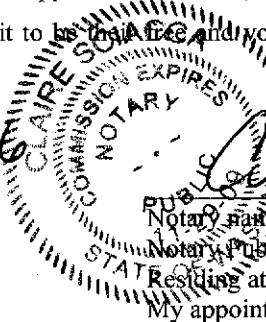
SS.

COUNTY OF

I certify that I know or have satisfactory evidence that **BRYCE L. VANDER ARK AND MALEA P. PECK**(is/are) 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 mentioned in this instrument..

Dated:

Oct. 24, 2006



Notary Public printed or typed: **CLAIRE SCIACCA**  
Notary Public in and for the State of **WASHINGTON**  
Residing at **CAMANO ISLAND**  
My appointment expires: **11-29-2009**

## EXCEPTIONS:

## A. EASEMENTS PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Easement Dedication: An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and 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 the Plat of Eastmont in which to install, lay, construct, renew, operate, maintain, and remove 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.

## B. NOTES SET FORTH ON THE FACE OF SAID PLAT, AS FOLLOWS:

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 No. 2552 and 2596.

Private Drainage Easements: An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of 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 Homeowners 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 back shall be as defined in Mount Vernon City Ordinance Section 17.15.070.

## C. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:	Drainage
Affects:	East 20 feet and West 20 feet of said Plat

## D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:	Utilities
Affects:	7 foot strip adjacent street lines

## E. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:	Mailbox easement area
Affects:	As delineate on various lots
	-Continued-



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## EXCEPTIONS CONTINUED:

## F. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Building set back areas  
Affects: As delineated on various lots

## G. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Executed By: John N. Hocking, etal  
Dated: October 26, 1994  
Recorded: October 27, 1994  
Auditor's No.: 9410270072

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

## I. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: October 22, 2004  
Auditor's No.: 200410220102  
Executed By: Raymond O. Labbe and May L. Labbe  
As Follows:

"Skagit County has established a policy for unincorporated areas to protect and encourage agriculture and forestry operations. If your real property is located near an agriculture or forestry operation, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, fumes, dust, flies and other associated pests, the operation of machinery of any kind during any 24-hour period, the storage and disposal of manure, and the application of fertilizers, soil amendments, and pesticides. If conducted in compliance with local, state, and federal laws, these inconveniences or discomforts are hereby deemed not to constitute a nuisance as provided in Chapter 7.48 RCW for purposes of the Skagit County Code and shall not be subject to legal action as a public nuisance."



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