

When recorded return to:

Mr. and Mrs. Eric Merkel  
2108 South 15th Street  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: 89676



200611010067  
Skagit County Auditor

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### Statutory Warranty Deed

THE GRANTOR Melvin E. Anderson and Ruth Shepard, trustees of the Anderson-Shepard Revocable Living Trust, dated March 30, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric Merkel and Valjean Merkel, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 6, "PLAT OF BLACKBURN RIDGE"

FIRST AMERICAN TITLE CO.

89676E-1

Tax Parcel Number(s): P113155, 4708-000-006-0000

Lot 6, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, easements and restrictions as per attached schedule B-1 and by this reference made a part hereof.

5662  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated 10/25/06

NOV 01 2006

Anderson-Shepard Revocable Living Trust

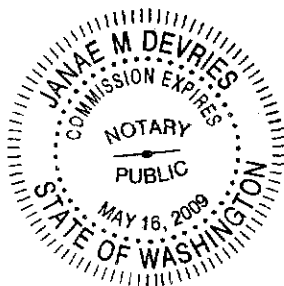
Melvin E. Anderson  
By: Melvin E. Anderson, Trustee

Amount Paid \$ 5469.60  
Skagit Co. Treasurer  
By: Ruth Shepard  
By: Ruth Shepard, Trustee

STATE OF Washington  
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Melvin & Ruth Shepard-Anderson signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Trustees of Anderson-Shepard Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10/25/06



Janae M. Devries  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: May 18, 2009

**Schedule "B-1"**

**EXCEPTIONS:**

**A. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Between: City of Mount Vernon, a municipal corporation  
And: Keith and Regina Ash, husband and wife  
Dated: September 16, 1981  
Recorded: September 23, 1981  
Auditor's No.: 8109230024  
Providing: Right to connect subject property to City sewer

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

Plat/Subdivision Name: Blackburn Ridge  
Recorded: January 30, 1998  
Auditor's No: 9801300134

Said matters include but are not limited to the following:

1. Know all men by these presents that we the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land hereby platted hereby declare this "Plat of Blackburn Ridge" and dedicate to the public forever all streets, avenues, ways, boulevards, drives, places, circles, courts, lanes and loops shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes. Also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets, avenues, ways, boulevards, drives, places, circles, courts, lanes and loops shown hereon. Tract "B" (open space) and Tract "D" as shown on the face of this Plat is hereby dedicated to the City of Mount Vernon.
2. Further development issuance of building permit shall not be allowed on Tract "C" until said Tract is combined or aggregated with contiguous property.
3. All roof and footing drains shall be connected (tight lined) to the storm drainage system.
4. Vehicular access to and from Blackburn Road shall be prohibited across all of Tract "C" and the West 50 feet of Lot 48.
5. A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, GTE and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven or ten feet of all lots and tracts abutting public right of way 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.



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6. Non-exclusive easements for public utilities as illustrated on Lots 5, 6, 28 and 29 are hereby granted to the City of Mount Vernon for the construction, inspection and maintenance of utilities. The City shall not be responsible for restoration of structures, fences, landscaping or other improvements that may hinder land privilege granted to the City.

7. An easement for the purpose 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 cost thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives and assigns.

8. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

9. The owners of Lots 48 and 4 shall be responsible for the construction and maintenance of the private road and all appurtenances within the East 30 feet of Lot 48. Responsibility shall be based upon usage of the road.

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


Dated: January 29, 1998  
Recorded: January 29, 1998  
Auditor's No: 9801290061  
Executed by: Dean M. Holt and Gunnar Pedersen

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

Dated: February 20, 1998  
Recorded: March 10, 1998  
Auditor's No: 9803100092  
Executed by: Gunnar Pedersen and Dean Holt

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Public  
Dated: March 15, 2001  
Recorded: March 22, 2001  
Auditor's No.: 200103220110  
Purpose: Storm drainage  
Area Affected: Portion of Lots 5 and 6 of Blackburn Ridge

  
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