

When recorded return to:

Mr. and Mrs. Jeffrey A. Burkholder  
1218 Hemlock Place  
Mt. Vernon, WA 98273



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Skagit County Auditor  
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CHICAGO TITLE COMPANY  
IC40583 J

### Statutory Warranty Deed

THE GRANTOR Vaundeen S. Madsen, an unmarried individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jeffrey A. Burkholder and Erin C. Madsen-Burkholder, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

LOT 9 , THE MEADOWS PHASE 1,

Tax Parcel Number(s): 4629-000-009-0008/P104974

LOT 9, THE MEADOW PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 15 OF PLATS, PAGES 167 THROUGH 172, RECORDS OF SKAGIT COUNTY, WASHINGTON. SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, CONDITIONS AND AGREEMENTS ATTACHED HERETO.

Dated NOVEMBER 6, 2006

Vaundeen S. Madsen  
Vaundeen S. Madsen

#5844  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 13 2006

STATE OF Washington Amount Paid \$ 4259.20  
COUNTY OF Skagit By By Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Vaundeen S. Madsen  
(is) are the person(s) 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.

Dated: November 7, 2006

Christy S. Gulick  
CHRISTY S. GULICK  
Notary Public in and for the State of Washington  
Residing at Seattle  
My appointment expires: 7-29-09

**EXHIBIT "A"**

Lot 9, THE MEADOW PHASE 1, according to the plat thereof, recorded in Volume 15 of Plats, pages 167 through 172, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

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

Recorded: April 3, 1959

Auditor's No.: 578556, records of Skagit County, Washington

In favor of: City of Mt. Vernon

For: Sewer line operation and maintenance

Affects: The West 15 feet parallel with and adjacent to the West boundary of said premises

Drainage right-of-way as disclosed by that deed recorded April 22, 1943, under Auditor's File No. 361626, records of Skagit County, Washington, and other instruments of record.

Affects: The West 280 feet of said plats

Easement delineated on the face of said short plat;

For: Sewer

Affects: The West 15 feet of said plat

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

Recorded: September 9, 1993

Auditor's No.: 9309090091, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

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

Affects: The exterior 10 feet of all lots abutting on any streets in said plats.  
The exterior 5 feet abutting upon the South boundary of Hoag Road.

Easements as described on the face of The Meadow Phase 1 according to the plat recorded in, as follows:

- A. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, G.T.E., and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of front and five (5) feet of side boundary lines and under and upon the exterior ten (10) feet of rear boundary lines of all lots and tracts, 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.



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B.

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors and assigns, the perpetual right, privilege, and authority enabling the P.U.D. 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 grantor; also, the right to cut and/or trim all brush, 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, 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, obstruct, 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 districts of the easement.

Easement delineated on the face of said plats;

For: Sewer

Affects: A 20 foot strip adjacent to the Western boundary of said plat

Easement delineated on the face of said plats;

For: Utilities

Affects: The exterior 7 feet of all lots abutting upon public streets

Setbacks as delineated on the face of said plats.

Affects: All lots in said plat

Setbacks as set out on the face of said plats:

Front: 15 feet (at buildings)  
20 feet (at garage)

Rear: 10 feet

Side: 5 feet

All setbacks to be confirmed by the City of Mount Vernon.

Utility sources as noted on the face of said plats, as follows:

- A. Sewer – City of Mount Vernon.
- B. Water – P.U.D. No. 1 of Skagit County.
- C. Electricity – Puget Power.
- D. Gas – Cascade Natural Gas.



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Notes disclosed on the face of said plats, as follows:

- A. Tract 995 to be maintained by and is hereby dedicated to the City of Mount Vernon.
- B. Tract 996 is to be maintained by and is hereby dedicated to the City of Mount Vernon for sewer line access.
- C. Tract 997 is to be maintained by the Meadow P.U.D. Homeowners Association until such time that the City of Mount Vernon requires it for public street purposes.
- D. Tract 998 is private and is to be maintained by the Meadow P.U.D. Homeowners Association for purposes of recreation, open space, and storm water control.
- E. Tract 999 is private and is to be maintained by the Meadow P.U.D. Homeowners Association for the purpose of recreational vehicle parking.
- F. Fence line shown does not run "true". Fence falls on either side of parcel line within nominal limits. No "adverse" possession determined or presumed.
- G. Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinances of the City of Mount Vernon on either an interim or permanent basis.

Agreement, including the terms and conditions thereof; entered into;

By: The Meadows Associates  
And Between: Dujardin Development Co.  
Recorded: June 15, 1994  
Auditor's No. 9406150082, records of Skagit County, Washington  
Providing: Escrow requirements

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;

Recorded May 19, 1994  
Auditor's No(s).: 9405190106, records of Skagit County, Washington  
Executed By: The Meadows Associates



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Restrictions disclosed on the face of said plats, as follows:

- A. No further subdivision of any lot without resubmitting for formal plat procedure.
- B. Any lot within this subdivision may become subject to impact fees payable upon issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.
- C. New homes along the West boundary of this subdivision (Lots 69 through 79) shall be limited to single story structures.
- D. Where landscaping areas are required along street frontages, no shrubs shall be higher than 36 inches and no tree shall have branches or foliage below 5 feet or placed within 20 feet of the corner of a driveway, alley, or street intersection.
- E. Lot owners shall be responsible for installation of downspout infiltration system as per detail 3/4 - 15, sheet 15 of The Meadow construction plans, approval date September 7, 1993. Same downspout infiltration system shall be operational prior to issuance of certificate of occupancy, and the maintenance of same shall be the responsibility of the pertinent lot owners.
- F. Vehicular access for Lots 1 through 6, 82, 83, 84, and Tract 999 shall be from Meadow Boulevard or Hemlock Place and not from Hoag or the Meadow Boulevard entrance to Hoag Road.
- G. Refer to existing records for additional covenants, rights, and restrictions.

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: May 19, 1994  
Auditor's No(s): 9405190106, records of Skagit County, Washington  
Imposed By: The Meadows Association

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

Recorded: October 24, 1890  
Auditor's No(s): Volume 13, page 383, records of Skagit County, Washington  
For: To cut down trees dangerous to operation of railroad  
Affects: A 200 foot strip on each side of centerline of Seattle and Montana Railroad

Dues, charges, and assessments, if any, levied by The Meadows P.U.D. Homeowner's Association.

Liability to future assessments, if any, levied by the City of Mount Vernon.



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