

When recorded return to:

Mr. and Mrs. Fred O. Hunt
1218 North 15th Street
Mount Vernon, WA 98273



200702150136
Skagit County Auditor

2/15/2007 Page 1 of 3 4:00PM

Recorded at the request of:
First American Title
File Number: A90469

Statutory Warranty Deed

THE GRANTORS Garrett O'Brien and James O'Brien, each as their separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fred O. Hunt, Jr. and Valerie A. Hunt, husband and wife the following described real estate, situated in the County of Skagit, State of Washington FIRST AMERICAN TITLE CO.

A90469E1

Abbreviated Legal:
Section 17, Township 34, Range 4; Ptn. SW SE (aka Lot 3 MV Short Plat No. LU-05-089)

Tax Parcel Number(s): P124691, 340417-4-106-0300

Lot 3 of Mount Vernon Short Plat No. LU-05-089, recorded June 15, 2006 under Auditor's File No. 200606150118, records of Skagit County, Washington; being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 34 North, Range 4 East W.M..

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated February 9, 2007

Garrett O'Brien

James O'Brien

6910
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 15 2007

4081.20

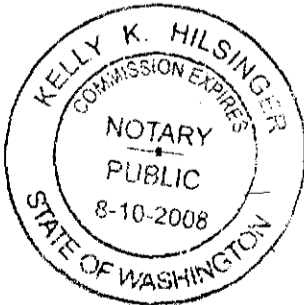
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$
Skagit Co. Treasurer
By Deputy

I certify that I know or have satisfactory evidence that Garrett O'Brien and James O'Brien, 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: 2-14-07

Kelly K. Hilsinger



Notary Public and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08-10-08

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a municipal corporation of Skagit County, State of Washington
Dated: February 7, 1959
Recorded: February 27, 1959
Auditor's No.: 577083
Purpose: Sewer pipe or pipes, line or lines for the transportation of sewage
Area Affected: The West 20 feet of said premises

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Carl L. Hayes
Dated: March 23, 1976
Recorded: April 7, 1976
Auditor's No.: 832922
Purpose: Water line
Area Affected: Approximately due East and West with point of beginning to the present P.U.D. meter base installation as provided by the P.U.D. for meter service to the Hayes property

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Energy, Inc.
Dated: May 4, 2006
Recorded: May 8, 2006
Auditor's No.: 20060508162
Purpose: Transmission, distribution and sale of electricity and underground facilities

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

Short Plat Name: Emerald Isle Short Plat
Recorded: June 15, 2006
Auditor's No.: 200606150118

Said matters include but are not limited to the following:

1. All roof and footing drains for Lots 1, 2 and 3 shall be tight lined to the provided on the site storm drainage system. Roof and footing drains for Lots 4 and 5 shall discharge directly and independently to the wetland buffer in the North portion of each Lot.



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2. Maintenance of the access road and drainage facilities within this plat shall be the responsibility of, and the costs of said maintenance, repair and/or reconstruction, of the respective beneficiary owners as stated on this plat. Their heirs, successors and assigns borne in equal shares thereof, of the respective lots in need of maintenance or repair.

3. Lots 4 and 5 are encumbered by a wetland and its associated buffer. These areas shall be preserved as a Native Growth Protection Area.

4. The address for Lot 3 is changed from 1219 N. 16th Street to 1218 N. 15th Street.

5. Sewage – City of Mount Vernon.

6. Storm – City of Mount Vernon.

7. Water – Skagit P.U.D. No. 1.

8. Power – Puget Sound Energy.

9. Phone – Verizon.

10. Gas – Cascade Natural Gas.

11. 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; Verizon; and AT&T Cablevision of Washington, Inc. and their respective successors and assigns under and upon the 30' access and utility easement and the 10' utility easements as shown on the face of this plat, 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.

12. 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.

13. Dedication of a Native Growth Protection Area conveys to the public a beneficial interest in the land within this area. This interest includes the preservation of existing vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPA imposes upon all present and future owners and occupiers of the NGPA the obligation enforceable on behalf of the public or the City of Mount Vernon, to leave undisturbed all trees and other vegetation within this area. The vegetation within the NGPA may not be cut, pruned covered by fill, removed or damaged without express permission from the City of Mount Vernon, which permission must be obtained in writing.

14. Thirty (30) foot access and utility easement.

15. Ten (10) foot drainage and utility easement.

16. Wetland area and wetland buffer.

17. Vehicle turn around easement for Lots 1, 2 and 5 on Lot 3.

18. Thirty (30) foot access and utility easement across Lot 1 for benefit of Lot 2.



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