



200705020113
Skagit County Auditor

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When Recorded Return To:

Andre Holmes
Tharika Holmes
3010 Eastwind St
Mount Vernon, WA 98273

Escrow No. 20070343P
CHICAGO TITLE COMPANY
IC41865

LPB-10

STATUTORY WARRANTY DEED

Reference Numbers of related documents: on page of document
Grantor(s): **Benjamin D. Banfill** Additional Names on page of document
Grantee(s): **Andre Holmes and Tharika Holmes** Additional Names on page of document
Legal Description (abbreviated): **LT 7, PLAT OF TJ TOWNHOUSES** Full legal on page of document
Assessor's Property Tax Parcel Account Number(s): **4769-000-007-0000**

THE GRANTOR Benjamin D. Banfill, AN UNMARRIED INDIVIDUAL

for and in consideration of the sum of **Ten Dollars and other good and valuable consideration** in hand paid, conveys and warrants to **Andre Holmes and Tharika Holmes, HUSBAND AND WIFE**

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

Lot 7, PLAT OF TJ TOWNHOUSES, according to the Plat thereof recorded November 30, 2000, under Auditor's File No. 200011300053m records of Skagit County, Washington. Situated in Skagit County, Washington.
Assessor's Property Tax Parcel Account Number(s): **4769-000-007-0000**

Subject to:
ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD AS ATTACHED IN EXHIBIT "A"

Dated this **Thirtieth** day of **April**, 2007

Benjamin D. Banfill

2100
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 02 2007

Amount Paid \$ 4366.00
By Skagit Co. Treasurer
Deputy



State of WASHINGTON }
County of Skagit } ss

I certify that I know or have satisfactory evidence that **Benjamin D. Banfill** is/are the person(s) who appeared before me, and said person(s) acknowledged that **HE** signed this instrument and acknowledged it to be **HIS** free and voluntary act for the uses and purposes mentioned in this instrument.

DATED: 4/30/07

Notary Public in and for the State of WA,
residing at State 832010
My appointment expires:

Exhibit "A"

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

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

Recorded: July 22, 1977

Auditor's No(s): 861138, records of Skagit County, Washington

In favor of: Continental Telephone Company

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington

Auditor's No.: 67757, records of Skagit County, Washington

Executed By: State of Washington

10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: November 5, 1985

Auditor's No(s): 8511050076, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

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

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

Recorded: July 2, 1986

Auditor's No(s): 8607020048, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

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

Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;

Recorded: September 13, 1990

Auditor's No(s): 9009130055, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;

Recorded: March 2, 1999

Auditor's No(s): 9903020122, records of Skagit County, Washington

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

Recorded: January 27, 2000

Auditor's No(s): 200001270030, records of Skagit County, Washington

In favor of: Public Utility District No. 1 of Skagit County

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

Recorded: September 12, 2000

Auditor's No(s): 200009120116, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

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

Covenants, conditions, restrictions, and easements 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:



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Recorded: September 12, 2000
Auditor's No(s): 200009120118, records of Skagit County, Washington

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., TCI Cablevision of Washington Inc., GTE Northwest, Inc. Cascade Natural Gas Corp. and the City of Mount Vernon and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and other easements and upon the exterior 20 feet of front boundary lines of all lots and other easements fronting the street bubbles (Lots 11-34), all as shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, drainage 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 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. Note on the face of said plat.

Those areas designated "CATEGORY III STREAM & WETLAND BUFFER" are for Landscaping, maintained in its natural state by the property owners and preserved free of buildings or structures in accordance with the NGPA Easement restrictions hereinabove.

Easement provisions contained on the face of said plat, as follows:

An easement for the purposes of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as "Private Drainage Easements" and/or "Wetland Buffer and 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.

Those private drainage easements lying within the boundaries of the wetland areas shown upon the face of the plat, shall be subject to the conditions as stipulated within the Native Growth Protection Area Easement hereinabove.

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

NATIVE GROWTH PROTECTION AREA;

No clearing, grading or filling of any kind, building construction or placement or road construction shall occur within any Native Growth Protection Area (NGPA, designated as "wetland Buffer and Drainage Easement area upon the face of the plat) without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.

Upon satisfaction of Note 7 herein by the developer, each individual lot owners shall hereafter be responsible for maintaining and repairing those Native Growth protection Areas situated upon their lot or lots and are hereby required to leave said areas undisturbed in a natural state.

By acceptance of the easement for the purposes described, the plat developer and the City of Mount Vernon do not accept or assume any liability of acts or omissions of the fee owners, his or her invitees, licensees or other third parties within the easement area. Lot owners shall hold the developer and the City of Mount Vernon harmless from any damage or injury to any property or person by any person entering the easement area not expressly authorized to do so by the provisions of this plat.

Easement provisions contained on the face of said plat, as follows:

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" and/or Wetland Buffer and 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. 7/88



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Those private drainage easements lying within the boundaries of the wetland areas shown upon the face of the plat, shall be subject to the conditions as stipulated within the Native Growth Protection Area Easement hereinabove.

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

Impact Fee Notice;

Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit to a non-senior or payable upon transfer of title to a non-senior. Auditor's File No. 200009120118, records of Skagit County, Washington.

Zoning Classification;

- A. General commercial District (C2): Lot 35
Single Family Attached Townhouse Residential District (R-2A); Lots 1-34
- B. This plat has been approved by the City of Mount Vernon subject to the following conditions:
 - 1. All future purchase agreements, constructs, and or deeds involving properties contained within this plat EXCEPT Lot 35, shall contain language that requires purchasers to contact appropriate agencies and to ensure that all necessary critical areas permits have been obtained.
 - 2. No building permits will be issued on Lots 1 through 34, inclusive, of this subdivision until such time that all wetland mitigation plans, wetland mitigation sites and wetland mitigation permits have been approved by all appropriate agencies.

Terms, conditions, and restrictions of that instrument entitled Notice;

Recorded: April 25, 2002

Auditor's No(s): 200204250057, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements 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: October 30, 2001

Auditor's No(s): 200110300103, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: March 27, 2001 and May 8, 2003

Auditor's No(s): 200103270101 and 20030508235, records of Skagit County, Washington

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 10 feet adjacent to street

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

By: M. Hawk Construction

And Between: Public

Recorded: April 29, 2003

Auditor's No. 200304290206, records of Skagit County, Washington

Providing: Joint maintenance

X BB



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