



200706260097  
Skagit County Auditor

6/26/2007 Page 1 of 4 3:31PM

When recorded return to:

Mr. and Mrs. Matt Mackay  
1014 S. 38<sup>th</sup> Street  
Mount Vernon, WA 98274

Recorded at the request of:  
First American Title  
File Number: B91768

**Statutory Warranty Deed** **FIRST AMERICAN TITLE CO.**  
*B91768E-2*

**THE GRANTOR** Oksana I. Datskaya, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Matthew Mackay and Brook Mackay\* the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 12, "PARK RIDGE DIVISION NO. I"

Tax Parcel Number(s): **P104192, 4611-000-012-0001**  
\*husband and wife

Lot 12, "PARK RIDGE DIVISION NO. I", according to the plat thereof, recorded in Volume 15 of Plats, pages 112 and 113, in the records of Skagit County, State of Washington.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the attached Schedule B and by this reference made a part hereof.

Dated June 22, 2007

Oksana I. Datskaya  
Oksana I. Datskaya

*2981*  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 26 2007

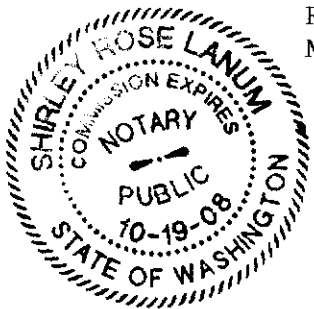
Amount Paid \$ *7983.60*  
Skagit Co. Treasurer  
By *[Signature]* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Oksana I. Datskaya, 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: 6-22-07

Shirley Rose Lanum  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 10-19-2008



Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company  
 Dated: September 10, 1992  
 Recorded: September 17, 1992  
 Auditor's No.: 9209170092  
 Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

Easement No. 1: All streets and road right-of-ways as now or hereafter designated, platted, and/or constructed within above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

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

Plat/Subdivision Name: Park Ridge Division I  
 Recorded: October 19, 1993  
 Auditor's No: 9310190065

Said matters include but are not limited to the following:

(1) 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 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.

(2) 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.

(3) An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power and Light Company, Cascade Natural Gas, GTE Northwest, Skagit County P.U.D. No. 1 and their respective successors and assigns under and upon the exterior 7 feet along the perimeter of all roads of all lots and tracts and 20 foot easements where utility lines are not located in the street right-of-way, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purposes 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.



(4) Drainage easements designated on the plat are hereby reserved for and granted to the City of Mount Vernon, except those designated on the plat as private easements, together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild any enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.

(5) Dedication of a native growth protection easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including the control of surface water and erosion, maintenance of slope stability, visual and aural buffering and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement, the obligation, enforceable on behalf of the public by City of Mount Vernon, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by all removed or damaged with express permission from the City of Mount Vernon, which permission must be obtained in writing from the City of Mount Vernon.

(6) Tract "A" and "B" of the adjoining Plat of Candle Ridge contain storm water retention/detention facilities common to the Plats of Candle Ridge and Park Ridge Divisions 1 and 2 that are hereby dedicated to the City of Mount Vernon Maintenance and Operation of the storm water 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 Park Ridge and Candle Ridge Homeowner's 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.

Tract 999 is a N.G.P.E. to the City of Mount Vernon.

(7) Sight distance areas, as delineated on the face of said Plat.

(8) The sight distance restriction area must be free from any sight obscuring objects, which is defined as any object at least 18 inches above the ground and/or the top of any proposed vegetation in the restriction area.

(9) Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the Plat.

C. NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By:	The City of Mount Vernon, a Municipal Corporation of the State of Washington and T.H.S., Inc.
Regarding:	Agreement to join and participate in the formation of a Local Improvement District or any Road Improvements Project sanctioned by City of Mount Vernon, and not to oppose or protest assessments therefor
Recorded:	October 19, 1993
Recording No.:	9310190066



Order No: B91768

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

Recorded: October 22, 1993  
Auditor's No.: 9310220090  
Executed By: T.H.S., Inc., a Washington corporation

Said document was re-recorded under Auditor's File No. 9408310034.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Recorded: August 31, 1994  
Auditor's No.: 9408310035



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Skagit County Auditor