



200708130156
Skagit County Auditor

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When recorded return to:

Robert C. Hilsinger
3528 E. Broadway Street
Mount Vernon, WA 98274

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

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE B92195-1

THE GRANTORS Igor Kaparchuk and Tatyana Kaparchuk, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert C. Hilsinger, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 5, "PLAT OF CANDLE RIDGE"

Tax Parcel Number(s): P104240, 4610-000-005-0004

Lot 5, "PLAT OF CANDLE RIDGE", as per plat recorded in Volume 15 of Plats, pages 110 and 111, records of Skagit County, Washington.

Subject to covenants, conditions, restrictions and easements as per attached Schedule B-1

Dated August 8, 2007

Igor Kaparchuk
Igor Kaparchuk

Tatyana Kaparchuk
Tatyana Kaparchuk

3834
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 13 2007

Amount Paid \$ 6591.00
By *John* Deputy
Skagit Co. Treasurer

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Igor Kaparchuk and Tatyana Kaparchuk, 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: 8-8-07

Sandra D. Olson

Notary Public in and for the State of Washington
Residing at Burlington, Wa.
My appointment expires: 2-20-2011



Schedule "B-1"

EXCEPTIONS:

A. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: W. M. Lindsey and Emma S. Lindsey, husband and wife
Recorded: April 2, 1902
Auditor's No.: 39602 in Volume 44 of Deeds, Page 499
As Follows: "EXCEPTING...all petroleum, gas, coal and other minerals..."

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington Corporation
Dated: September 10, 1992
Recorded: September 17, 1992
Auditor's No.: 9209170088
Purpose: Underground electric system
Area Affected:

Easement No. 1: All street and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said street 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 rights-of-way.

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

Given By: The City of Mount Vernon, a municipal corporation
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
Dated: September 10, 1993
Recorded: October 19, 1993
Recording No.: 9310190066

D. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

Dated: Undisclosed
Recorded: October 22, 1993
Auditor's No: 9310220090

Said covenants have been re-recorded August 31, 1994 under Auditor's File No. 9408310034.

Said covenants have been amended by instrument recorded August 31, 1994 under Auditor's File No. 9408310035.



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

Plat/Subdivision Name: Candle Ridge
Recorded: October 19, 1993
Auditor's No: 9310190064

Said matters include but are not limited to the following:

a. PROVISIONS DELINEATED ON THE FACE OF SAID PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power & Light Company, Cascade Natural Gas, G.T.E. 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 purpose 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.

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 an enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.

b. TRACT NOTES AS DELINEATED ON THE FACE OF THE PLAT AS FOLLOWS:

Tracts "A" and "B" contain storm water retention/detention facilities common to the plat 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 stormwater control and water quality functions of these facilities are 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 Associations 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 "C" is reserved for the Candle Ridge/Park Ridge Homeowner's Association for landscaping and utility easement purposes.

c. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING FOR STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.



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d. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

PRIVATE DRAINAGE EASEMENT: 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.

e. A 7 foot utility easement along the North line.

f. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

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.

Minimum Finish Floor Elevations:

Affects Lots 3, 5, 8, 13 and 16



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