

When recorded return to:

Benjamin Harris  
3500 Seneca  
Mount Vernon, WA 98273



200802050067  
Skagit County Auditor

2/5/2008 Page 1 of 3 3:32PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01866-08

Grantor: Robert W. Thomas and Carol J. Thomas  
Grantee: Benjamin Harris and Jenna Harris

Tax Parcel Number(s): P108330

Lot 26, Park Meadows

LAND TITLE OF SKAGIT COUNTY  
1285208

### Statutory Warranty Deed

THE GRANTORS Robert W. Thomas and Carol J. Thomas, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin Harris and Jenna Harris, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 26, Park Meadows

Tax Parcel Number(s): P108330

Lot 26, "PLAT OF PARK MEADOWS," as per plat recorded in Volume 16 of Plats, pages 82 through 84, inclusive, records of Skagit County, Washington.  
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated January 28, 2008

Robert W. Thomas

Carol J. Thomas

374  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 05 2008

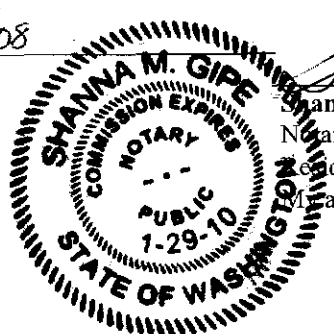
STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4,277.00  
By Skagit Co. Treasurer  
Deputy

I certify that I know or have satisfactory evidence that Robert W. Thomas and Carol J. Thomas

are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1/29/08



Shanna Gipe  
Notary Public in and for the State of Washington  
Residing at: Everett  
Appointment expires: 1/29/2010

## EXHIBIT "A"

Exceptions and reservations contained in Deed from the State of Washington, recorded under Auditor's File No. 92096, in Volume 90 of Deeds, page 38, (whereby said 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.

### EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, 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 rights of ways as now or hereafter designed, platted and/or constructed within the 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 7 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.  
Dated: January 24, 1995  
Recorded: February 1, 1995  
Auditor's No.: 9502010065

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: November 20, 1995  
Recorded: November 22, 1995  
Auditor's No.: 9511220120  
Executed By: John N. Hocking, John Lund and Sandi Hocking

### AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation  
And: John N. Hocking  
Dated: October 2, 1995  
Recorded: October 13, 1995  
Auditor's No.: 9510130074  
Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District

Building setback lines as delineated on the face of the plat.

Covenants, conditions and restrictions contained in said plat, as follows:

1. Water supplied by Skagit County P.U.D. No. 1;
2. Sewer supplied by City of Mount Vernon;
3. Power supplied by Puget Sound Power & Light Company;
4. Gas supplied by Cascade Natural Gas Corporation;
5. Cable TV supplied by TCI Cablevision of Washington.
6. The City of Mount Vernon is hereby granted an easement across all of Tract 33 for the purpose of storm water drainage and detention.
7. Tract 33 is restricted from further residential development (Issuance of residential building permit).

8. Upon taxes being paid in full with all permit requirements and conditions completed to the satisfaction of all applicable agencies (including but not limited to the Department of Fisheries, Army Corps of Engineers, Department of Ecology, Environmental Protection Agency and Mount Vernon City Engineer), Tract 33 shall be dedicated to the City of Mount Vernon.

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.

**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 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.

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

**EASEMENT DEDICATION:**

"An easement is hereby reserved for and conveyed to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, GTE Northwest Telephone Company, Cascade Natural Gas Company, and TCI Cablevision Company and their respective successors and assigns under and upon the private street(s), if any, and upon the utility easements identified upon this Plat of Park Meadows in which to install, lay, construct, renew, operate, maintain, repair, enlarge and remove utility systems, underground pipes, conduits, cables, wires and fixtures with all necessary or convenient underground or ground-mounted appurtenances attached thereto for the purpose of providing utility services to the subdivision and other property with electric, gas, telephone and other utility services, together with the right to enter upon the streets, lots, tracts and spaces 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.

**PRIVATE DRAINAGE EASEMENTS:**

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designed 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."

**EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:**

Purpose:	Utilities and drainage
Affects:	East 10 feet and South 20 feet

Twenty foot public sewer easement as delineated on the face of the plat.  
(Affects the West 10 feet)



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Skagit County Auditor