



200812100026
Skagit County Auditor

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AFTER RECORDING MAIL TO:

Name: Andrew and Tiffany Geddis
Address: P.O. Box 793
City, State, Zip: Burlington, WA 98233

Filed for Record at Request of: Peoples Bank

CHICAGO TITLE CO.
147054

Statutory Warranty Deed

THE GRANTOR Brian C. Morgan, as his separate estate, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Andrew T. Geddis and Tiffany N. Geddis, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

Lot 22, PLAT OF PARK MEADOWS, according to the plat thereof, recorded in Volume 16 of Plats, pages 82 through 84, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO: Conditions, Restrictions, and easements as more fully described in Sch B-001 which is attached hereto and made a part hereof.

Abbreviated Legal: Lot 22, PLAT OF PARK MEADOWS

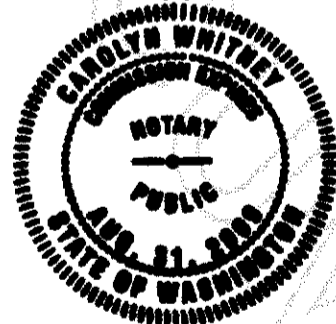
Tax Parcel Number(s): 4666-000-022-0000 (P108326)

Dated December 2, 2008

Brian C. Morgan
Brian C. Morgan

Kimberly Morgan
Kimberly Morgan

3971
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
DEC 10 2008
Amount Paid \$ 4900.00
Skagit Co. Treasurer
By Sp Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Brian C. Morgan and Kimberly Morgan** are the persons who appeared before me, and said persons 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: 12-8-2008

Carolyn Whitney
Notary Public in and for the State of Washington
Residing at Mt Vernon
My appointment expires: 8-31-2009

SCHEDULE B-001

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 15, 1977
Auditor's No.: 868655, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: The North and the East 7 feet of Tract D of Short Plat No. MV-11-77

By document recorded under Auditor's File No. 9505100067. A portion of said easement was released.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: February 1, 1995
Auditor's No(s): 9502010065, records of Skagit County, Washington
In favor of:
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: EASEMENT NO 1: All streets on road rights-of-way 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 and coincident with the boundaries of all private/public street and road rights-of-way.

4. Easement delineated on the face of said plat;
For: Utility and sidewalk
Affects: The exterior 10 feet of all lots adjacent to and parallel with streets

5. Easement delineated on the face of said plat;
For: Private drainage and sewer
Affects: Southeasterly 20 feet of said premises

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

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 streets, if any, and upon the utility easements identified upon this Plat of Park Meadows on 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, other utility services, together with the right to enter upon the street, 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 right and privileges herein granted.

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

An easement for the purpose of conveying local stormwater 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 and the costs thereof shall be born equally by the present and future owners of the abutting property and their heirs, personal representative and assigns.

8. Native Growth Protection Plan:

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, deceased and hazardous.
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SCHEDULE B-001

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9. Notes on the face of said City of Mount Vernon Short Plat No. MV-2-80, approved January 28, 1980, and recorded January 29, 1980, in Volume 4 of Short Plats, page 28, under Auditor's File No. 8001290022, records of Skagit County, Washington, as follows:
- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
 - B. Short Plat number and date of approval shall be included in all contracts and deeds.
 - C. Sewage Disposal – Sanitary sewer.
 - D. Water – P.U.D.
 - E. Design and construction of curb, gutter, and sidewalks on Waugh Road shall be required as a condition of further development of Lot 2 of this short plat.

10. Provisions set forth on the face of said City of Mount Vernon Short Plat No. MV-2-80, as follows:

The CHARGE IN LIEU OF ASSESSMENT for each lot in this subdivision shall be \$0.00. (This charge includes a credit of \$0.00 for installed sewer lines.) A STANDARD PARTICIPATION CONTRACT must be executed and the said amount paid prior to the issuance of a sewer permit.

11. Notes on the face of said City of Mount Vernon Short Plat No. MV-3-80, as follows:

- A. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
- B. Short Plat number and date of approval shall be included in all contracts and deeds.
- C. Sewage Disposal – Sanitary sewer.
- D. Water – P.U.D.

Note: Design and construction of curb, gutter, and sidewalks on the Waugh Road shall be required as a condition of further development of Lot 2 of this short plat.

Affects: A portion of Tract 33

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SCHEDULE B-001

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12. Building set back as delineated on the face of the plat.
13. Notes as delineated on the face of the plat, as follows:
 - A. Water – Supplied by Skagit County PUD #1.
 - B. Sewer – Supplied by City of Mount Vernon.
 - C. Power – Supplied by Puget Sound Power & Light Company.
 - D. Gas supplied by Cascade Natural Gas Corporation.
 - E. Cable TV supplied by TCI Cablevision of Washington.

14. Building setback as follows:

Front yard setbacks:

For Seneca Drive 20 feet and for Waugh 25 feet, buildings on corner lots shall observe both setbacks.

Side yard setbacks:

Minimum of 5 feet with the total of both sides equal to a minimum of 15 feet.

Road yard setbacks:

Minimum of 20 feet. Where a rear yard abuts on alley accessory buildings such as garages and carports may be located within 8 feet of the rear property lines.

15. Impact Fee Notice as follows:

Any lot within this subdivision will be subject to impact fees available on issuance of a building permit.

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16. Agreement, including the terms and conditions thereof; entered into;
By: John Hocking
And Between: ASH Ventures LLC
Recorded: July 30, 1999
Auditor's No.: 199907300174, records of Skagit County, Washington
Providing: Credit for impact fees in the amount of \$4,200.00 for each lot shall be transferred to Buyer by Seller upon making of application for permits with the City of Mount Vernon. Buyer shall pay all transfer fees to City of Mount Vernon
17. Notes on the face of said plat, as follows:
- A. The City of Mount Vernon is hereby granted an easement across all of Tract 33 for the purpose of storm water drainage and detention.
 - B. Tract 33 is restricted from further residential development (issuance of residential building permit).
 - C. 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.
 - D. The City of Mount Vernon hereby releases its interest in the 10' drainage easement illustrated on the North 10' of Tract D of Short Plat MV-2-77 recorded under Auditor's File No. 550218.
18. Terms and conditions of that Power of Attorney and Agreement regarding formation of Local Improvement District;
Recorded: October 13, 1995
Auditor's No.: 9510130074, records of Skagit County, Washington
By: John N. Hocking
Between: City of Mount Vernon

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19. 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.: 92096, records of Skagit County, Washington
Executed By: The State of Washington
20. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant 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 law;
Recorded: November 22, 1995
Auditor's No(s): 9511220120, records of Skagit County, Washington
Executed By: John N. Hocking, Sandi Hocking and John Lund

- END OF SCHEDULE B-001 -



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