



200904240076

Skagit County Auditor

4/24/2009 Page 1 of 4 11:43AM

After Recording Return to:
David Ling
229 North 30th
Mount Vernon WA 98273

Filed for Record at Request of:
**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 315487-KRK
CHICAGO TITLE CO.
020002161

STATUTORY WARRANTY DEED

THE GRANTOR Ronald G. Grina and Glynis K. Grina, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to David Ling and Lisa Ling, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

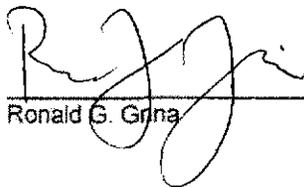
Lot 32, PLAT OF SKAGIT ORCHARDS, according to the plat thereof recorded under Auditor's File No. 200109240161, records of Skagit County, Washington.

Situate in Skagit County, Washington.

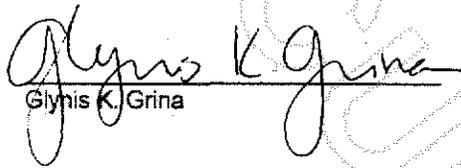
Subject to: Real Estate Taxes and Exhibit "A" attached hereto and by this reference made a part hereof

Assessor's Tax Parcel No.: P118374

Dated: April 21, 2009



Ronald G. Grina



Glynis K. Grina

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1137

APR 24 2009

Amount Paid \$5291.⁶⁰
Skagit Co. Treasurer
By  Deputy

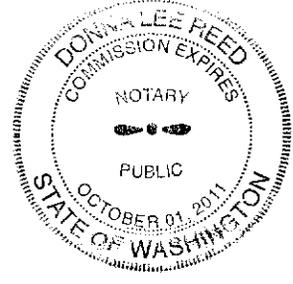
STATE OF WASHINGTON
COUNTY OF SNOHOMISH

I certify that I know or have satisfactory evidence that Ronald G. Grina and Glynis K. Grina (is/are) the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 4/32/09

Donna Lee Reed

DOMNA LEE REED
Notary Public in and for the State of Washington
Residing at MARYSVILLE
My appointment expires: 10/01/2011



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Exhibit "A"

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

Easement provisions contained on the face of said 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 lot owners 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.

EASEMENTS:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and to Cablevision of Washington Inc., and their respective successors and assigns under and upon the road and utility easements as shown hereon and other utility easements shown on the face of the plat, 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.

Tract "A" is an easement for utilities, walkway, drainage and road access to the storm water detention area. Tract "A" shall be deeded to the City of Mount Vernon.

Tract "B" is a native growth protection area. Tract "B" Shall be deeded to the City of Mount Vernon.

Easement delineated on the face of said plat;
For: Utilities
Affects: East 10 feet of said premises

Easement delineated on the face of said plat;
For: Private Drainage
Affects: West 20 feet of said premises

continued.....



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Exhibit "A"

Building Setback (Typical) delineated on the face of said plat.

Notes on the face of said Short Plat, as follows:

- A. Any lot within this subdivision will be 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.
- B. This survey shown occupational indicators as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership, this boundary survey has potential claims of unwritten ownership. This boundary survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unwritten rights has been made or implied by this survey.
- C. The property herein dedicated is subject to and together with easements, reservations, restrictions, covenants, and other instruments of record including, but not limited to those documents recorded under Auditor's Numbers 200012070054, 200101260088 and 200101310088.
- D. Zoning: SFR -9.6.
- E. Utility Sources:
Telephone: GTE
Power : Puget Sound Energy
Television: TCI Cablevision
Storm: City of Mount Vernon
Sewer: City of Mount Vernon
Water: Public Utilities District No. 1

Terms and conditions of Variance No. PP 00 0567;
Recorded: January 26, 2001
Auditor's No.: 200101260088, records of Skagit County, Washington
Providing: Approval of preliminary plat of "Skagit Orchards"

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: March 12, 2002
Auditor's No(s): 200203120075, records of Skagit County, Washington
Executed By: Windward Consulting, LLC

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



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