



200906050140
Skagit County Auditor

6/5/2009 Page 1 of 3 1:42PM

When recorded return to:

Jerod J. Shellenberger
2314 S. 15th Street
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number: 97393

Statutory Warranty Deed

97393-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Kevin P. Murphy and Stacy R. Murphy, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jerod J. Shellenberger, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 24, "PLAT OF BLACKBURN RIDGE"

Tax Parcel Number(s): P113173, 4708-000-024-0000

Lot 24, "PLAT OF BLACKBURN RIDGE", according to the plat thereof, recorded in Volume 16 of Plats, pages 206 through 208, records of Skagit County, Washington.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated 5/28/2009

[Signature]
Kevin P. Murphy

[Signature]
Stacy R. Murphy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

1614
JUN 05 2009

STATE OF FLORIDA
COUNTY OF Duval } SS:

Amount Paid \$ 4722.00
Skagit Co. Treasurer
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Kevin P. Murphy and Stacy R. Murphy, 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: May 30, 2009

[Signature]
Barbara A. Scott

Notary Public in and for the State of FLORIDA
Residing at 6331 Roosevelt Blvd Ste 12, Jacksonville, FL
My appointment expires: August 28, 2012 PC 32249



Exhibit A

EXCEPTIONS:

A. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Keith and Regina Ash, husband and wife
Dated: September 16, 1981
Recorded: September 23, 1981
Auditor's No.: 8109230024
Providing: Right to connect subject property to City sewer

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

Plat/Subdivision Name: Blackburn Ridge
Recorded: January 30, 1998
Auditor's No: 9801300134

Said matters include but are not limited to the following:

1. Know all men by these presents that we the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land hereby platted hereby declare this "Plat of Blackburn Ridge" and dedicate to the public forever all streets, avenues, ways, boulevards, drives, places, circles, courts, lanes and loops shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes. Also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets, avenues, ways, boulevards, drives, places, circles, courts, lanes and loops shown hereon. Tract "B" (open space) and Tract "D" as shown on the face of this Plat is hereby dedicated to the City of Mount Vernon.
2. Further development issuance of building permit shall not be allowed on Tract "C" until said Tract is combined or aggregated with contiguous property.
3. All roof and footing drains shall be connected (tight lined) to the storm drainage system.
4. Vehicular access to and from Blackburn Road shall be prohibited across all of Tract "C" and the West 50 feet of Lot 48.
5. A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, GTE and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven or ten feet of all lots and tracts abutting public 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.



200906050140
Skagit County Auditor

6. Non-exclusive easements for public utilities as illustrated on Lots 5, 6, 28 and 29 are hereby granted to the City of Mount Vernon for the construction, inspection and maintenance of utilities. The City shall not be responsible for restoration of structures, fences, landscaping or other improvements that may hinder land privilege granted to the City.

7. 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 cost thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives and assigns.

8. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

9. The owners of Lots 48 and 4 shall be responsible for the construction and maintenance of the private road and all appurtenances within the East 30 feet of Lot 48. Responsibility shall be based upon usage of the road.

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

Dated: January 29, 1998
Recorded: January 29, 1998
Auditor's No: 9801290061
Executed by: Dean M. Holt and Gunnar Pedersen

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

Dated: February 20, 1998
Recorded: March 10, 1998
Auditor's No: 9803100092
Executed by: Gunnar Pedersen and Dean Holt



200906050140
Skagit County Auditor

6/5/2009 Page

3 of

3 1:42PM