



200907020128

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Steven L. Coleman  
1516 North 43rd Place  
Mount Vernon, WA 98273

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-02225-09

Grantor: Christopher Homes Inc.  
Grantee: Steven L. Coleman and Lela A. Coleman

GUARDIAN NORTHWEST TITLE CO

Tax Parcel Number(s): 4859-000-014-0000 (P122911)

97400-1

Abbreviated Legal: Lot 14, "PLAT OF SPINNAKER COVE DIVISION 2"

### Statutory Warranty Deed

THE GRANTOR Christopher Homes Inc., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Steven L. Coleman and Lela A. Coleman, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED  
Abbreviated Legal: Lot 14, "PLAT OF SPINNAKER COVE DIVISION 2"

Tax Parcel Number(s): 4859-000-014-0000 (P122911)

Lot 14, "PLAT OF SPINNAKER COVE DIVISION 2", as per plat recorded as Auditor's File No. 200505180106, records of Skagit County, Washington.

Dated June 30, 2009

Christopher Homes Inc.

By: Christopher Deasy, President

1972  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 02 2009

Amount Paid \$ 7372.62  
Skagit Co. Treasurer  
By *mm* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher Deasy  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge \_\_\_\_\_ signed this instrument, on oath stated  
is/are authorized to execute the instrument and acknowledge that as the  
President of Christopher Homes Inc.  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_



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

**EXHIBIT "A"**

Provisions in the nature of covenants pertaining to wetlands contained in Deed recorded September 10, 1991 under Auditor's File No. 9109100095 particulars.

**EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: September 30, 1991  
Recorded: October 11, 1991  
Auditor's No: 9110110103  
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines  
Affects: Parcel "B"

**EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:**

Grantee: Public Utility District No. 1 of Skagit County  
Dated: May 31, 1961  
Recorded: June 7, 1961  
Auditor's No: 608565  
Purpose: Water pipeline  
Area Affected: The easement portion of the subject property

**EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:**

In Favor Of: Richard D. Cejka, et ux  
Recorded: December 10, 1992  
Auditor's No: 9212100100  
For: Ingress, egress and utilities  
Affects: East 60 feet over and across Parcels 1 and 2 for the benefit of subject property

Matters disclosed by the three (3) unrecorded WJA, P.S., Everett Job #89-1914, Surveys submitted with the application for title insurance under prior Order No. 58626. Said matters include, but are not limited to, the following:

1. Mislocated fencelines;
2. An "Area of Boundary Confusion" along the West line of Parcel "A"; said Surveys show two (2) possible locations of said line, plus a mislocated fenceline;
3. Utility lines and existing 20 foot wide driveway located within the easement.

Implied easement, if any, for private ditch as disclosed by Deeds recorded under Auditor's File Nos. 554570 and 664712 on properties to the West of the subject property.

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Puget Sound Energy  
Dated: January 3, 2005  
Recorded: January 10, 2005  
Auditor's No.: 200501100130  
Purpose: "to construct operate, maintain . . . utility systems . . . sale of electricity;  
Area Affected: 10 foot wide portions of the subject property



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

Plat/Subdivision Name: Spinnaker Cove Division 2  
Recorded: May 18, 2005  
Auditor's No.: 200505180106

Said matters include but are not limited to the following:

1. All rights to the easement in favor Richard D. Cejka, et ux, recorded December 10, 1992, under Auditor's File No. 9212100100, records of Skagit County, Washington, is now held by the declarant and will be extinguished by this Plat.

2. Building Set Backs:

Front - Lots 1-10 = 20', Lots 11-14 = 25'  
Rear - 20'  
Sideyards - Be minimum of 5', total both side of 15' minimum

3. Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit. Fees will be due in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.

4. Utility Sources:

Telephone - Verizon	Sewer - City of Mount Vernon
Power - Puget Sound Energy	Water - Public Utilities District No. 1
Television - Comcast	Gas - Cascade Natural Gas
Storm - City of Mount Vernon	

5. The wetland buffers shown were established using buffer averaging. The boundary lines of Tracts "A" and "B" shall be used as the wetland buffers.

6. Wetlands as delineated (Affects Tracts A and B only)

7. Typical lot set-back lines as delineated

8. A 10 foot utility easement affecting the exterior 10 feet of all lots abutting North 43<sup>rd</sup> Place

9. Dedication of Native Growth Protection Area (NGPA) establishes, on all present and future owners and users of the land, an obligation to leave undisturbed all trees and other vegetation within the area, for the purposes of preventing harm to property and the environment, including but not limited to controlling surface water runoff and erosion, maintaining slope stability, buffering and protecting plants and animal habitat, except for the removal of diseased, or dying vegetation, is subject to permit requirements of City of Mount Vernon codes. The City of Mount Vernon shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this restriction by any method available under law. The obligation to ensure that all terms of the NGPA are met is the responsibility of the underlying owners.

10. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Corp., and AT&T Broadband, 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.

11. 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.



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

Dated: May 2, 2005  
Recorded: May 18, 2005  
Auditor's No.: 200505180107  
Executed By: Robert E. Emmons and Eula O. Emmons



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