



200908260050
Skagit County Auditor

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When recorded return to:

Milton Armstrong, Managing Member
13790 Trumpeter Lane
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 98170

BARGAIN AND SALE DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Columbia State Bank or and in consideration of ONE HUNDRED TWENTY FIVE THOUSAND AND NO/100 Dollars \$125,000.00, in hand paid, bargains, sells, and conveys to Windwood Development, LLC the following described estate, situated in the County of Skagit, State of Washington:

Lot 11, "PLAT OF TRUMPETER MEADOWS", as per plat recorded on October 12, 2005, under Auditor's File No. 200510120048, records of Skagit County, Washington.

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

Tax Parcel Number(s): P123473, 4872-000-011-0000

Dated:

8/21/09

Columbia State Bank

By: James E. Duncan, Vice President-Special Credits

Andrew McDonald, SVP CCO

2611
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 26 2009

Amount Paid \$ 2230.00
Skagit Co. Treasurer
By: mem Deputy

STATE OF: Washington }

County Of: Pierce }

SS:

I certify that I know or have satisfactory evidence that

Andy McDonald

signed this instrument, on oath stated that he is/are

Authorized to execute the instrument and acknowledged it as the

SVP CCO

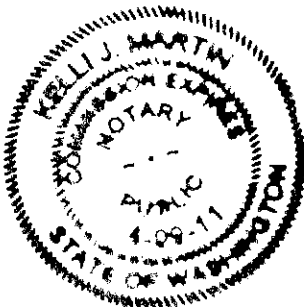
of Columbia Bank

to be the free and voluntary

act of such party for the uses and purposes mentioned in this instrument.

Dated:

8/25/09



Kelli J. Martin

Notary Public in and for the State of: Washington

Residing at: Tacoma WA

My appointment expires: 6-09-2011

Kelli J. Martin

Exhibit A

EXCEPTIONS:

A. RESERVATION CONTAINED IN DEED

Executed by: State of Washington
Auditor's No.: 64282
As Follows:

"Reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right to entry for opening, developing, and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry."

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

Plat/Subdivision Name: Trumpeter Meadows
Recorded: October 12, 2005
Auditor's No.: 200510120048

Said matters include but are not limited to the following:

1. "Know all men by these presents that Trumpeter Meadows, LLC, and Whidbey Island Bank, a Washington corporation, owners in the fee simple or contract purchasers and mortgage holders or lien holders, of the land hereby platted, declare this plat and dedicate to the use of public forever, the streets, avenues, shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes. Together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon. Tract "X" is additionally dedicated to the City of Mount Vernon for city open space."
2. "An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corp., and Comcast Corporation and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of this plat and other utility easements, if any, shown on the face of this plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines fixtures, 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."
3. "Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners 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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4. "Storm drain easements, as shown hereon, are hereby granted to the City of Mount Vernon, to construct, maintain, replace, reconstruct, and remove drainage and detention facilities, with all appurtenances incident thereto or necessary therewith, in, under and across the said premises, and to cut and remove from said easement any trees, fences and other obstructions which may endanger the safety or interfere with the use of said drainage and detention facilities, or appurtenances attached or connected therewith; and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary for the easement hereby granted. Adjoining property owners are prohibited from constructing fences, buildings or other objects within the easement area. Adjoining property owners are prohibited from placing fill, or other debris within easement area, or otherwise altering the detention facility side slope areas, or access road. Vehicular access in the easement area is restricted specifically to public maintenance vehicles."

5. Building set backs – Single family Lots (sf)

Front Yard: Twenty-five (25) feet on arterial streets and 20 feet on all other streets. Buildings on corner lots and through lots shall observe the minimum setback on both streets.

Side Yard: Five (5) feet. The total of the two side yards shall be a minimum of 15 feet.

Rear Yard: Twenty (20) feet. Where a rear yard abuts an alley, accessory buildings such as garages and carports may be located within eight feet of the rear property line.

1. Sewage Disposal: City of Mount Vernon.
2. Storm Drainage: City of Mount Vernon.
3. Street Standard: City of Mount Vernon.
4. Water: Skagit County P.U.D. No. 1.
5. Power: Puget Sound Energy.
6. Telephone: Verizon Northwest.
7. Gas: Cascade Natural Gas.
8. Television Cable: Comcast Corporation.
9. Garbage Collection: City of Mount Vernon, Solid Waste Collection for lots shall be at the edge of the public right-of-way.
10. Wetland boundary line shown hereon is based upon field delineation by wetland technology in August 2003 and in August 2004.
11. All lots within this subdivision are subject to impact fees for schools, fire, parks and any other city impact fees, payable upon issuance of a building permit.
12. All homes shall be built on site and no modular or manufactured homes are permitted.
13. Siltation control devices may be required for each lot during home construction or subsequent soil disturbances. See City of Mount Vernon Engineering Department for details.
14. The delineated on-site wetlands together with the buffer area shown as Tract "X" are dedicated to the City of Mount Vernon. The dedication is subject to the provision that the wetland property shall be available for enhancement purposes of off-site wetland mitigation for other development projects if necessary. The right to enhancement shall be granted solely to the applicant and its successors in interest.



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15. The ownership of Tract "Y" shall be retained by the developer and may be utilized for residential building purposes in the future if storm waters can be attenuated on another location offsite. In the event offsite stormwater attenuation becomes available, the storm drainage easement on Tract "Y" to the City of Mount Vernon shall be null and void.

16. No access to Trumpeter Boulevard shall be allowed from Lots 1 – 9 inclusive unless approved by the City of Mount Vernon.

17. Prior to occupancy being permitted for residences of Lots 8, 9, 28 and 29 a hard surface (concrete or asphalt) driveway must be constructed within the ingress and egress easement to said lots.

18. An easement for ingress, egress and utilities affecting Lots 7, 8, 10 and 39.

19. An EXISTING 20 foot drainage easement to the City of Mount Vernon affecting the West 20 feet of Lots 9-17, inclusive, and the South 20 feet of Lot 17, 34, 33, 29 and 28.

20. An easement for private storm drainage affecting a portion of Lots 28, 38, 39 and 40.

21. An easement for public storm drainage affecting the West 10 feet and the North 5 feet of Lot 40, the East 10 feet of Lot 41, the South 15 feet of Lot 47 and a 20 foot portion of Lot 48 and 49.

22. An easement for utilities affecting an 11 foot by 10 foot portion of Lots 41 and 42 and an 11 foot by 8 foot portion of Lot 2, and an 11 foot by 5 foot portion of Lot 16.

23. An easement for private drainage affecting the South 20 feet of Lots 45 and 46.

24. An easement for ingress, egress, utility and public drainage affecting Southerly portions of Lots 27-30.

25. An easement for public drainage affecting the South 10 feet of Lot 13, the North 10 feet of Lot 14, the East 5 feet of Lots 33 and 37 and the West 15 feet of Lots 19 and 38.

26. An easement for private drainage affecting the South 10 feet of Lots 21-26, inclusive.

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

Dated: February 17, 2006

Recorded: February 22, 2006

Auditor's No.: 200602220046

Executed By: Landmark Building & Development, Inc.



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