



200909100058

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Everett R. Drummond, IV  
2213 W. Meadow Blvd.  
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 98118

### Statutory Warranty Deed

98118-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark W. Pearson and Lisa M. Pearson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Everett Richard Drummond, IV and Jessica Drummond, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 69, "THE MEADOW, PHASE II"

Tax Parcel Number(s): P106532, 4638-000-069-0008

Lot 69, "THE MEADOW, PHASE II", according to the plat thereof recorded in Volume 16 of Plats, pages 1 through 7, records of Skagit County, Washington.

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

Dated 9/08/09

Mark W. Pearson

Lisa M. Pearson

2764  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 10 2009

STATE OF Washington  
COUNTY OF Skagit

SS:

Amount Paid \$ 3556.10  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Mark W. Pearson and Lisa M. Pearson, 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: 9-8-09

Cheryl A. Froehlich

Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 4-21-11



**EXCEPTIONS:**

**A. EASEMENT AND PROVISIONS CONTAINED THEREIN:**

Grantee: Puget Sound Power & Light Company  
Dated: September 2, 1993  
Recorded: September 9, 1993  
Auditor's No: 9309090091  
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

**Location:**

Easement No. 1: All streets and road right-of-ways 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 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways, EXCEPT all residential lots fronting Hoag Road, the strip of land parallel to and coincident with the Hoag Road right-of-way shall be 5 feet in width.

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

Dated: May 19, 1994  
Recorded: May 19, 1994  
Auditor's No: 9405190106  
Executed by: The Meadow Associates

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

Plat/Subdivision Name: The Meadow, Phase II  
Recorded: October 12, 1994  
Auditor's No: 9410120065

Said matters include but are not limited to the following:

1. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.



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2. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Power and Light Co., Inc., Cascade Natural Gas Corporation, G.T.E. and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 7 feet of front and 5 feet of side boundary lines and under and upon the exterior ten (10) feet of rear boundary line of lots and tracts, 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.

3. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

Notes:

Tract 995 is to be maintained by and is hereby dedicated to the City of Mt. Vernon for sewer line access.

Tract 996 is to be maintained by and is hereby dedicated to the City of Mt. Vernon for sewer line access.

Tract 997 is to be maintained by the Meadow P.U.D. Homeowner's Association until such time that the City of Mount Vernon requires it for public street purposes.

Tract 998 is private and is to be maintained by the Meadow P.U.D. Homeowner's Association for purposes of recreation, open space, and storm water control.

Tract 999 is private and is to be maintained by the Meadow P.U.D. Homeowner's Association for the purpose of recreational vehicle parking.

4. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN SAID PLAT, AS FOLLOWS:

No further subdivision of any lot without resubmitting for formal plat procedure.

Any lot within this subdivision may become 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 of either an interim or permanent basis.

New homes along the West boundary of this subdivision (Lots 69 through 79) shall be limited to single story structures.

Where landscaping areas are required along street frontages, no shrubs shall be higher than thirty-six inches and no tree shall have branches or foliage five feet or placed within twenty feet of the corner of a driveway, alley, or street intersection.

Lot owners shall be responsible for installation of downspout infiltration system as per detail 3/4-15, sheet 15 of "The Meadow" construction plans, approval date September 7, 1993. Same downspout infiltration system shall be operational prior to issuance of certificate of occupancy, and the maintenance of same shall be the responsibility of the pertinent lot owners.

Vehicular access for Lots 1 through 6, 82, 83, 84 and Tract 999 shall be from Meadow Boulevard or Hemlock Place and not from Hoag or The Meadow Boulevard entrance to Hoag Road.

NOTE: Fence line shown does not run "True". Fence falls on either side of parcel line within nominal limits. No "adverse" possession determined or presumed.



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5. EASEMENT PROVISIONS CONTAINED ON THE FACE OF THE PLAT, AS FOLLOWS:

Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors and assigns, the perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the Grantor; also the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the district.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the District. Grantor shall conduct its activities and all other activities on Grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the districts use of the easement.

6. Building set-back lines as delineated on the face of the plat.

7. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Utilities  
Affects: A 7 foot strip of land adjacent to all streets

D. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Recorded: April 3, 1959  
Auditor's No: 578556  
Purpose: Sewer Pipeline  
Area Affected: West 15 feet of Lots 69 - 76 (affects lots as listed only)



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