



200909100061

Skagit County Auditor

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When recorded return to:

Mr. and Mrs. Mark W. Pearson
421 Brittany Street
Mount Vernon, WA 98274

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-02459-09

Grantor: John D. Nourse and Tawna Eggert
Grantee: Mark W. Pearson and Lisa M. Pearson

Tax Parcel Number(s): P125087

Abbreviated Legal: Lot 21, "Cedar Heights West"

GUARDIAN NORTHWEST TITLE CO.

98165-1


Statutory Warranty Deed

THE GRANTORS John D. Nourse and Tawna Eggert, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mark W. Pearson and Lisa M. Pearson, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 21, "Cedar Heights West."

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated September 1, 2009


John D. Nourse


Tawna Eggert

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2765
SEP 10 2009

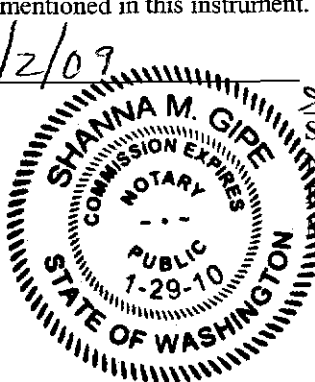
STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 4827.02
By name Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that John D. Nourse and Tawna Eggert

are the person who appeared before me, and said person are acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the uses
and purposes mentioned in this instrument.

Dated: 9/2/09



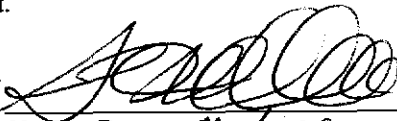

Shanna Brown M. Gipe
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 1/29/2010

EXHIBIT "A"

EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Recorded: May 22, 2006
Auditor's No.: 200605220169
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Area Affected: The exterior 10 feet of said premises adjacent to street

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

EASEMENT DELINEATED ON THE FACE OF SAID PLAT:

For: Utilities
Affects: The exterior 10 feet of said premises adjacent to street

Easement, notes and dedications of the Plat of Cedar Heights West as follows:

1. PUD Utility Easement – Easements (within utility easements as shown hereon) are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation its successors and/or assigns, the perpetual right, privilege and authority enabling the district 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 or other similar public services over, across, along, in and under the lands shown on the 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 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(s) or to persons or property by reason of proximity to the line(s). The grantor agrees that title to all brush, 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 District's use of the easement.

2. Utilities and Sidewalk Easements – 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 or assigns under and upon the exterior 12 feet of front boundary lines of all lots and tracts as shown on the face of this Plats and other utility easements, if any, shown on the face of this plat, for sidewalk purposes and 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 and pedestrian access 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. Private Drainage Easement – Easements for the purposes of conveying local storm water runoff are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage 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.

4. Sewage Disposal – City of Mount Vernon
5. Storm Drainage – City of Mount Vernon
6. Street Standard – City of Mount Vernon
7. Water – Skagit County P.U.D. No. 1
8. Power – Puget Sound Energy



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9. Telephone – Verizon Northwest

10. Gas – Cascade Natural Gas

11. Television Cable – Comcast Corporation

12. Garbage Collection – City of Mount Vernon, solid waste collection for lots shall be at the edge of public right-of-way.

13. 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.

14. All homes shall be built on site and no modular or manufactured home are permitted.

15. 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.

16. Building setback line(s) as delineated.

17. EASEMENT DELINEATED ON THE FACE OF SAID PLAT:

For: Private drainage
Affects: The North 10 feet of Lots 1, 9 and 38, the East 10 feet of Lots 1 through 18, the South 10 feet of Lots 8, 18 and 19 and a 10 foot wide strip in the Westerly portion of Lots 19 through 30

18. EASEMENT DELINEATED ON THE FACE OF SAID PLAT:

For: Temporary turn around
Affects: The Southwesterly portion of Lot 18 and the Southeasterly portion of Lot 19

19. EASEMENT DELINEATED ON THE FACE OF SAID PLAT:

For: Sidewalk and utilities
Affects: The exterior portion of said premises adjacent to street

20. EASEMENT DELINEATED ON THE FACE OF SAID PLAT:

For: Forest Buffer and private drainage
Affects: The West 20 feet of Lots 19 through 38

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cedar Heights, LLC
Dated: July 21, 2005
Recorded: November 22, 2005
Auditor's No.: 200511220026
Purpose: Utilities
Area Affected: Portion of subject property

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

Recorded: October 19, 2006
Auditor's No.: 200610190062
Executed By: Cedar Heights LLC, a Washington limited liability company



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Schedule "C"
Legal description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 21, "CEDAR HEIGHTS WEST", according to the plat thereof recorded September 22, 2006 under Auditor's File No. 200609220186, records of Skagit County, Washington.



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