



200911300303
Skagit County Auditor

11/30/2009 Page 1 of 4 3:59PM

When recorded return to:

Mr. and Mrs. James D. Grant
136 Lilly Lane
Mount Vernon, WA 98274

Recorded at the request of:

File Number: 98625

Statutory Warranty Deed

48625-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Brian Zylstra, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Katelyn E. South and James D. Grant, Wife and Husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn. Lot 2, "TIMBERLINE, DIVISION III" (aka Lot 3, Mount Vernon SP #LU-05-078)

Tax Parcel Number(s): P125011, 4460-000-002-0300

Lot 3, as delineated on Mount Vernon Short Plat No. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075; being a portion of Lot 2, "TIMBERLINE, DIVISION III", as per plat recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington.

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

Dated 11-24-09


Brian Zylstra

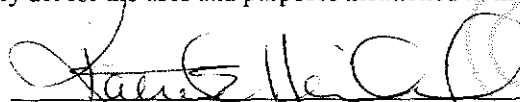
3675
SKAGIT COUNTY WASHINGTON
SEMI-ANNUAL PROPERTY TAX

6235.00

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brian Zylstra, 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: 11-24-09





Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2011

exhibit A

EXCEPTIONS:

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

Plat/Subdivision Name: Timberline Division III
Recorded: October 14, 1983
Auditor's No.: 8310140034

Said matters include but are not limited to the following:

1. Utilities easement affecting the North 7 feet of said premises.
2. An easement for ingress, egress, drainage and utilities affecting the West 30 feet of said premises.
3. An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power and Light Company, Public Utility District No. 1, Continental Telephone Company, Nationwide Cablevision Company and Cascade Natural Gas Company and their respective successors and assigns under and upon the exterior seven (7) feet of front and ____ feet of side boundary lines of all 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.
4. Right of the public to make necessary slopes for cuts and fills upon property herein described in the reasonable original grading of the streets, avenues, alleys and roads, as dedicated in the plat.

B. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: Keith Johnson
Dated: November 1, 1983
Recorded: November 9, 1983
Auditor's No.: 8311090022

By said instrument the City of Mount Vernon also acknowledged payment of \$ 810.00.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc., a Washington corporation
Dated: June 10, 2006
Recorded: July 17, 2006
Auditor's No.: 200607170157
Purpose: "...utility systems for purposes of transmission, distribution and sale of gas and electricity..."
Area Affected: A portion of the subject property



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

Plat/Subdivision Name: LU-05-078
Recorded: September 7, 2006
Auditor's No.: 200609070075

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Co. and Comcast and their respective successors and assigns under and upon those portions of the lots as shown hereon, 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.

2. An easement is granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a public 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 district's use of the easement.

3. 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, and the costs thereof shall be borne equally by, the present and future owners of the abutting property 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.

4. Short Plat number and date of approval shall be included in all deeds and contracts.

5. Sewage Disposal – City of Mount Vernon.



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6. Storm Drainage – City of Mount Vernon.
7. Water – P.U.D. No. 1.
8. Impact fees are required in the City of Mount Vernon at the time building permits are issued.
9. All maintenance and construction of the private road is the responsibility of the lot owners and the responsibility shall be shared equally by owners based on usage.
10. Permanent address signage shall be required at the intersection of the private access road and East Division Street.
11. The City of Mount Vernon has no responsibility to improve or maintain the private street contained within and providing access to the property in this short plat. The private street shall remain a private street unless it is upgraded to public street standards at the expense of the developer or lot owners within this short plat. No private street will be accepted by the City until such time that it meets current City standards to the satisfaction of the City Engineer and/or Fire Chief.
12. Thirty (30) foot easement for ingress, egress and utilities. (Per previous plat)
13. Seven (7) foot utilities easement. (Per previous subdivisions)
14. Ingress, egress and utilities easement for benefit of Lots 1 and 2.
15. Ten (10) foot utilities easement to benefit Lot 2.



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