



200912220102
Skagit County Auditor

12/22/2009 Page 1 of 5 3:21PM

WHEN RECORDED RETURN TO
JON FLOYD
12 BEDLOW AVE
NEWPORT, RHODE ISLAND 02840

CHICAGO TITLE CO.
620006607



CHICAGO TITLE INSURANCE COMPANY

5128014

STATUTORY WARRANTY DEED

THE GRANTOR(S)
HORIZON BANK, A WASHINGTON CORPORATION

for and in consideration of
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to
JONATHAN M FLOYD AND GWENDOLYN V FLOYD, HUSBAND AND WIFE
GWENDOLYN

the following described real estate situated in the County of SKAGIT State of Washington:

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

LOT 10; EXCEPT THE SOUTH 2 FEET THEREOF, PLAT OF EAGLE RIDGE, ACCORDING TO THE PLAT
THEREOF, RECORDED JANUARY 11, 2007, UNDER AUDITOR'S FILE NO 200701110039, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE SKAGIT COUNTY, WASHINGTON.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3923
DEC 22 2009

Amount Paid \$ 1704.90
Skagit Co. Treasurer
By *man* Deputy

LT 10 AND PTN LT 9, PLAT OF EAGLE RIDGE

Tax Account Number(s): ~~49168888100000~~
P125684

Dated: DECEMBER 10, 2009

HORIZON BANK

[Signature]
JOHN VOTH, VICE PRESIDENT

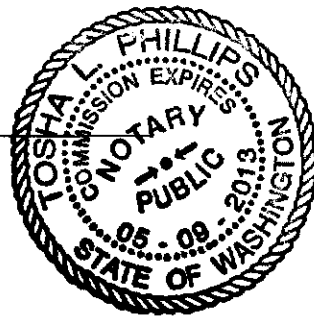
[Signature]
JAY KAEMINGK, SR. VICE PRESIDENT

LPB10/KLC/D52006

STATE OF WASHINGTON COUNTY OF Skagit
ON THIS 15th DAY OF December, 2009 BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED John Voth AND Jay Kanning TO ME
KNOWN TO BE THE VP AND SVP OF THE CORPORATION THAT
EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT
TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE
USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT _____
AUTHORIZED TO EXECUTE THE SAID INSTRUMENT AND THAT THE SEAL AFFIXED
THERE TO (IF ANY) IS THE CORPORATE SEAL OF SAID CORPORATION.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED BY OFFICIAL
SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

Tosha L Phillips
NOTARY SIGNATURE

PRINTED NAME: Tosha L Phillips
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT Mount Vernon
MY COMMISSION EXPIRES 5-9-13



NOTARY/RDA/092100



200912220102
Skagit County Auditor

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005126014

City of Anacortes facts and finding as delineated on the face of said plat, as follows:

Preliminary plat approval authorizes the applicant to proceed with application for necessary permits to construct required improvements and to prepare a final plat in accordance with the determinations made and conditions imposed by the City Council. The scope of this plat is not to exceed that as set out in the preliminary plat application and the accompanying sepa checklist; approval of this application does not waiver or alter any requirements of city code unless specifically addressed herein. In the case of any conflict between these conditions and the application these conditions control.

A final plat meeting all requirements of this chapter shall be submitted to the City council for approval within five years of the date of preliminary plat approval. An applicant who files a written request with the city council at least thirty (30) days before the expiration of this five (5) year period may be granted for one additional year only.

A final plat meeting the requirements of Section 16.020 of the City subdivision ordinance is not submitted to the planning director within five years, and the period of any extension granted, preliminary approval shall be null and void and any new application therefore must be in accordance with all requirements in effect at the time of reapplication.

All work done pursuant to the preliminary plat shall be consistent with these findings and conditions with any conflicts between these being resolved in favor of the conditions. The preliminary plat may be modified by the planning director if it is determined that such modification does not substantially change the density or usage or increase the bulk proposed, or otherwise increase the impact of the development. If the proposed changes are not within the scope and intent of the preliminary plat, the applicant shall apply for a new preliminary plat in the manner provided herein.

The project shall comply with the City of Anacortes construction standards as required by the Director of Public Works for water, sewer, and street access, and storm drainage. All work performed within public rights-of-way shall comply with City construction standards and all utilities shall be constructed to city standards.

Engineering and inspection fees in the amount of \$500 plus 2% of the total construction cost shall be due at or before the mandatory pre-construction meeting. No construction activity is allowed until construction plans are approved, fees have been paid, and the pre-construction meeting completed.

This project is subject to applicable water, sewer and stormwater general facility and hookup fees and transportation, fire, school, and park impact fees. These fees are payable at levels in effect at the time of building permit issuance and may differ from those fee levels currently in effect: Sewer and water latecomer charges may be payable.

A temporary erosion control plan shall be prepared by the applicant, reviewed by the public works department and implemented prior to clearing, fill and grade taking place.

Prior to clearing, fill and grade taking place both a large parcel storm water plan and a water quality control plan shall be prepared by the applicant, approved by the City Public Works Department and implemented.

Orange construction fencing shall delineate the site boundaries and clearing limits.



200912220102
Skagit County Auditor

No construction shall begin without a 5-year water quality management plan and implementation program being approved by the planning director. This plan and program shall be undertaken by an independent consultant retained by the City and paid by the applicant. It shall detail the current water quality in the adjacent wetlands to the North and then describe a process for periodic monitoring and review by the planning director and specific remedial actions that will be taken if any significant water quality degradation is documented to have occurred as a result of the Eagle Ridge Plat.

The underground storm water system shall be designed as required by the City of Anacortes Public Works Director.

Fire hydrants are to be located as approved by the City Fire Chief. Fire flow shall be addressed in a manner acceptable to the fire chief and to the public works department.

In keeping with the city's street grid street name system, the building department shall approve street names.

The City of Anacortes public works department and the postmaster shall approve mailbox locations.

Street lighting shall be energy efficient and provided as required by the City of Anacortes Public Works Director.

The developer shall purchase and install all street signs.

A minimum of two off-street parking spaces shall be provided for each dwelling unit, as required by City Ordinances.

The landscaping plan shall be approved by the planning commission prior to clearing, grade and fill taking place.

A minimum 20 foot wide sanitary sewer easement shall be provided at Lots 10, 11 and 12 as required by the City of Anacortes Public Works Director. Driveways providing access to the sanitary sewer easement shall be a minimum of 6 feet thick on compacted fill.

Automatic fire sprinkler systems may be required based on available fire flow and building size.

Grading for this project shall not encroach onto adjacent parcels.

The new roadway transition to Pennsylvania Avenue shall be designed as required by the City of Anacortes Public Works Director.

An avigation easement, in a form acceptable to the City Planning Director, shall be included in the final plat; Federal Aviation Administration approval shall be documented prior to building permits being issued.

A deed restriction shall be added to Lots 11-14 such that no primary vehicular access to Lots 11-14 shall be permitted from the alley.

Only organic, as opposed to chemical agents. May be used to combat weeds, underbrush and the like.

AA. The current water level in the Preston Pond shall be maintained.



200912220102
Skagit County Auditor

Recital on the face of said plat, as follows:

- A. Zone – R2 – Low Density.
- B. Sewage Disposal – City of Anacortes.
- C. Water – City of Anacortes.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: January 8, 2007

Auditor's No(s): 200701080164, records of Skagit County, Washington

Executed By: Eagle Ridge Partners, LLC

AMENDED by instrument(s):

Recorded: June 29, 2007

Auditor's No(s): 200706290190, records of Skagit County, Washington

Easement delineated on the face of said plat:

For: Utilities

Affects: The exterior 10 feet adjacent to street

Record of Survey:

Recorded: January 30, 2007

Auditor's File No.: 200701300160, records of Skagit County, Washington

EXHIBITS/RDA/0999



200912220102

Skagit County Auditor