

**When recorded return to:**  
John A. Shultz, Jr. and Kira M. Shultz  
3729 East Broadway  
Mount Vernon, WA 98274



201006180176  
Skagit County Auditor

6/18/2010 Page 1 of 5 3:55PM

Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98373

Order No.: 620010234

### STATUTORY WARRANTY DEED

#### THE GRANTOR(S)

Vernon Curtis and Susan Curtis, husband and wife and Steven Broman and Kathleen Broman, husband and wife

for and in consideration of Three Hundred Forty Nine Thousand And No/100 Dollars (\$349,000.00) in hand paid, conveys, and warrants to John A. Shultz, and Kira M. Shultz, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 34, PARK RIDGE DIVISION I, according to the plat thereof, recorded in Volume 15 of Plats, pages 112 and 113, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4611-000-034-0003 P104224

Subject to: Restrictions, Reservations, and Easements of Record. See Exhibit "A" and "B" attached hereto and by reference made a part hereof.

Dated: June 16, 2010

\_\_\_\_\_  
Vernon Curtis

\_\_\_\_\_  
Susan Curtis

\_\_\_\_\_  
Steven Broman

\_\_\_\_\_  
Kathleen Broman

1817  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 18 2010

Amount Paid \$ 6,217.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that VERNON CURTIS AND SUSAN CURTIS (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June <sup>13<sup>th</sup> MWP</sup> 18, 2010

Marcie Paleck  
Signature

MARCIE K. PALECK Snow Officer  
Title

My appointment expires: October 15 2012  
Residing in Mount Vernon, WA



State of Washington

County of SKAGIT

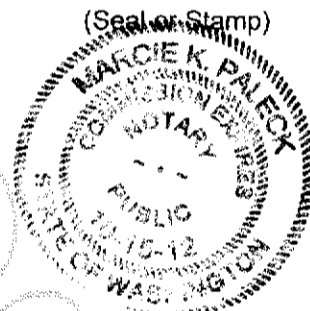
I certify that I know or have satisfactory evidence that STEVE BROMAN AND KATHLEEN BROMAN (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June <sup>17<sup>th</sup> MWP</sup> 18, 2010

Marcie Paleck  
Signature

MARCIE K. PALECK Snow Officer  
Title

My appointment expires: October 15 2012  
Residing in Mount Vernon, WA



**EXHIBIT "A"**

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 17, 1992  
Auditor's No(s): 9209170092, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: September 17, 1992  
Auditor's No.: 9209170092, records of Skagit County, Washington  
In favor of: Puget Sound Power and Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects:

Easement No. 1: All streets and road right-of-ways as now or hereafter designed, platted, and/or constructed within 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 private/public street and road right-of-ways.

Easements on the face of the plat, as follows:

A. An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power and Light Company, Cascade Natural Gas, G.T.E. Northwest, Skagit County PUD No. 1 and their respective successors and assigns under and upon the exterior seven feet along the perimeter of all roads of all lots and tracts, and twenty foot easements where utility lines are not located in the street right-of-way, 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.

B. Drainage easements designated on the plat are hereby reserved for and granted to the City of Mount Vernon, except those designated on the plat as private easements, together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild an enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.

C. Dedication of a native growth protection easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including the control of surface water and erosion. Maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat, the NGPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public by City of Mt. Vernon, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Mt. Vernon, which permission must be obtained in writing from the City of Mt. Vernon.

D. 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, the costs thereof shall be borne equally by, the present and future owners of the abutting property and their heirs, personal representatives, and assigns.

E. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

Easement delineated on the face of said plat;  
For: Utilities  
Affects: Exterior 7 feet of all lots adjacent to street

Easement delineated on the face of said plat;  
For: Private Drainage  
Affects: Easterly 20 feet of said premises



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Notes on the face of the plat, as follows:

Tracts A and B of the adjoining Plat of Candle Ridge contain storm water retention/detention facilities common to the Plats of Candle Ridge and Park Ridge Divisions 1 and 2 that are hereby dedicated to the City of Mount Vernon. Maintenance and operation of the storm water control and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of fences, landscaping, and plat materials within these tracts is the responsibility of the Park Ridge and Candle Ridge Homeowners Associations except in the event that such fences, landscaping and plant materials are damaged by the exercise of the City of Mount Vernon maintenance activities.

Tract 999 is a N.G.P.E. to the City of Mount Vernon.

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 on either an interim or permanent basis.

Restrictions on the face of the plat, as follows:

The sight distance restriction area must be free from any sight obscuring objects which is defined as any object at least 18 inches above the ground and/or the top of any proposed vegetation in the restriction area.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: August 31, 1994

Auditor's No(s): 9408310034, records of Skagit County, Washington

Executed by: THS, Inc. a Washington corporation

NOTE: Said instrument is a re-recording of Auditor's File No. 9310220090, records of Skagit County, Washington.

AMENDED by instrument:

Recorded: August 31, 1994

Auditor's No.: 9408310035, records of Skagit County, Washington

Executed by: THS, Inc., a Washington corporation

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: October 22, 1993

Auditor's Nos.: 9310220090 and 9408310034, records of Skagit County, Washington

Imposed By: Summer Ridge Owners Association

Easement delineated on the face of said plat;

For: Landscape

Affects: 20 feet X 20 feet of the Northeasterly corner of said premises

Easement delineated on the face of said plat;

For: Private Drainage

Affects: Westerly 7.5 feet of said premises



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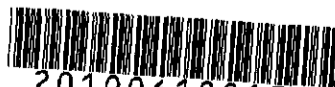
Skagit County Auditor

## EXHIBIT "B"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

Exhibit Page - Deed Agricultural Language  
WA00000830.doc / Updated: 05.04.10

Printed: 05.17.10 @ 04:28PM  
WA-FNIT-620017-620010065



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