

When recorded return to:  
Ilene Norton  
205 North 30th Street  
Mount Vernon, WA 98273



201007220052  
Skagit County Auditor

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Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial, PO BOX 638  
Mount Vernon, WA 98273

Order No.: 620011169

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Stephen R. Williams, an unmarried person, as his separate estate  
for and in consideration of Two Hundred Thirty Five Thousand And No/100 Dollars (\$235,000.00)  
in hand paid, conveys, and warrants to Ilene F. Norton, an unmarried woman, as her separate estate  
the following described real estate, situated in the County of Skagit, State of Washington:


Lot 27, PLAT OF SKAGIT ORCHARDS, according to the plat thereof recorded under Auditor's  
File No. 200109240161, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): P118369, 4781-000-027-0000

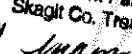
Subject To: Restrictions, Reservations and Easements of Record: See Exhibit "A" attached hereto  
and by reference made a part hereof.

Dated: July 8, 2010

  
Stephen R. Williams

2194  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 22 2010

Amount Paid \$ 4188.00  
Skagit Co. Treasurer  
By  Deputy

**STATUTORY WARRANTY DEED**  
(continued)

State of Washington

County of SILAGIT

I certify that I know or have satisfactory evidence that STEPHEN R. WILLIAMS  
(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: July 12 2010

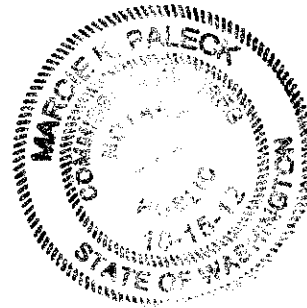
Marcie K. Paleck  
Signature

(Seal or Stamp)

Euras Officer  
Title

My appointment expires: October 15 2012

Residing in Mount Vernon, WA  
MARCIE K. PALECK



## EXHIBIT "A"

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 provisions contained on the face of said plat, as follows:

### PRIVATE DRAINAGE EASEMENT:

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 lot owners 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.

### EASEMENTS:

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and to Cablevision of Washington Inc., and their respective successors and assigns under and upon the road and utility easements as shown hereon and other utility easements shown on the face of the plat, 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.

Tract "A" is an easement for utilities, walkway, drainage and road access to the storm water detention area. Tract "A" shall be deeded to the City of Mount Vernon.

Tract "B" is a native growth protection area. Tract "B" Shall be deeded to the City of Mount Vernon.

Easement delineated on the face of said plat;  
For: Utilities  
Affects: Exterior 10 feet of said premises adjacent to street

Building Setback (Typical) delineated on the face of said plat.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;

Recorded: March 12, 2002

Auditor's No(s): 200203120075, records of Skagit County, Washington



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Notes on the face of said Short Plat, as follows:

Any lot within this subdivision will be 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.

This survey shown occupational indicators as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership, this boundary survey has potential claims of unwritten ownership. This boundary survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unwritten rights has been made or implied by this survey.

The property herein dedicated is subject to and together with easements, reservations, restrictions, covenants, and other instruments of record including, but not limited to those documents recorded under Auditor's Numbers 200012070054, 200101260088 and 200101310088.

Zoning: SFR -9.6.

Utility Sources:

Telephone: GTE

Power: Puget Sound Energy

Television: TCI Cablevision

Storm: City of Mount Vernon

Sewer: City of Mount Vernon

Water: Public Utilities District No. 1

Terms and conditions of Variance No. PP 00 0567;

Recorded: January 26, 2001

Auditor's No.: 200101260088, records of Skagit County, Washington

Providing: Approval of preliminary plat of "Skagit Orchards"

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.



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