



201011040070
Skagit County Auditor

11/4/2010 Page 1 of 5 3:52PM

When recorded return to:

Lynda Anne Toward
1902 30th Street
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 100680

Statutory Warranty Deed

100680-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR John P. Ahrnsbrak, Successor Trustee of the John O. Ahrnsbrak Trust dated May 12, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lynda Anne Toward, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 22, "PLAT OF T J TOWNHOUSES"

Tax Parcel Number(s): P117609, 4769-000-022-0000

Lot 22, "PLAT OF T J TOWNHOUSES", as recorded November 30, 2000, under Skagit Auditor's File No. 200011300053, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey, as per Exhibit "A" attached hereto

Dated 10-29-10

John O. Ahrnsbrak Trust

John P. Ahrnsbrak, Trustee
By: John P. Ahrnsbrak, Trustee

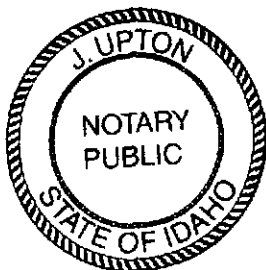
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
3378
NOV 04 2010
Amount Paid \$ 2176.60
By *Mmm* Deputy
Skagit Co. Treasurer

STATE OF Idaho
COUNTY OF Kootenai } SS:

I certify that I know or have satisfactory evidence that John P. Ahrnsbrak
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Trustee of John O. Ahrnsbrak Trust
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 10/29/10

J. Upton



Notary Public in and for the State of Idaho
Residing at _____
My appointment expires: _____

My Commission Expires: 9/3/14
Residing at: Post Falls, Idaho

Exhibit A

Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 100680
5 of 12

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company of the Northwest
Dated: July 20, 1977
Recorded: July 22, 1977
Auditor's No: 861138
Purpose: Construct, maintain, etc., a telephone line

B. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 67757, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: November 5, 1985
Auditor's No: 8511050076
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8510170069.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: May 22, 1986
Recorded: July 2, 1986
Auditor's No: 8607020048
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

E. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON:

Ordinance: 2394-A
Regarding: Land Use
Recorded: September 13, 1990
Auditor's No.: 9009130055

(Said Ordinance is to Amend Ordinance No. 1934, regarding re-zoning)



Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 100680
6 of 12

F. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON,
WASHINGTON:

Ordinance: 2934
Regarding: Land Use/Zoning
Recorded: March 2, 1999
Auditor's No.: 9903020122

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a
Municipal Corporation
Dated: January 26, 2000
Recorded: January 27, 2000
Auditor's No: 200001270030
Purpose: Water Pipeline Easement

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: September 12, 2000
Recorded: September 12, 2000
Auditor's No: 200009120116
Purpose: "...utility systems for purposes of transmission, distribution
and sale of gas and electricity. . ."

Area Affected:

The West 5 acres of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 16,
Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the right-of-way for
State Highway No. 538, commonly known as College Way along the South line thereof, AND ALSO
EXCEPT that portion thereof conveyed to the State of Washington for State Route 538, by Deed recorded
under Auditor's File No. 8607080049, records of Skagit County, Washington.

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

Plat/Subdivision Name: Plat of TJ Townhouses
Recorded: November 30, 2000
Auditor's No: 200011300053

Said matters include but are not limited to the following:



1. An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., TCI Cablevision of Washington, Inc., GTE Northwest, Inc., Cascade Natural Gas Corp. and the City of Mount Vernon and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and other easements AND upon the exterior twenty (20) feet of front boundary lines of all lots and other easements fronting the street bubbles (Lots 11 - 34), all as shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, drainage 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 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. Those areas designated "Category III Stream & Wetland Buffer" are for landscaping, maintained in its natural state by the property owners and preserved free of buildings or structures in accordance with the NGPA Easement restrictions hereinabove.

3. No clearing, grading or filling of any kind, building construction or placement, or road construction shall occur within any Native Growth Protection Area, (NGPA designated as "Wetland Buffer and Drainage Easement" area upon the face of the plat) without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.

Upon satisfaction of Note 11 herein by the developer, each individual lot owner shall hereafter be responsible for maintaining and repairing those Native Growth Protection Areas situated upon their lot or lots and are hereby required to leave said areas undisturbed in a natural state.

By acceptance of the easement for the purposes described, the plat developer and the City of Mount Vernon do not accept or assume any liability of acts or omissions of the fee owners, his or her invitees, licensees or other third parties within the easement area. Lot owners shall hold the developer and the City of Mount Vernon harmless from any damage or injury to any property or person by any person entering the easement area not expressly authorized to do so by the provisions of this plat.

4. 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" and/or "Wetland Buffer and 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.

Those private drainage easements lying within the boundaries of the wetland areas shown upon the face of the plat, shall be subject to the conditions as stipulated within the Native Growth Protection Area Easement hereinabove.

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

5. Sanitary sewer easement
6. Utility easement
7. Pond access easement
8. Wetland Buffer and drainage Easement

9. Curve segment area dedicated to City for sidewalk purposes
10. Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit to a non-senior or payable upon transfer of title to a non-senior. Auditor's File No. 200009120118.
11. This plat has been approved by the City of Mount Vernon subject to the following conditions:
(A) All future purchase agreements, contracts and or deeds involving properties contained within this plat, EXCEPT Lot 35, shall contain language that requires purchasers to contact appropriate agencies and to ensure that all necessary critical areas permits have been obtained. (B) No building permits will be issued on Lots 1 through 34, inclusive, of this subdivision until such time that all wetland mitigation plans, wetland mitigation sites, and wetland mitigation permits have been approved by all appropriate agencies.
12. Building set back lines
13. Retaining pond easement affecting Lots 33-35.

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

Dated: October 30, 2001
Recorded: October 30, 2001
Auditor's No: 200110300103
Executed by: Pasquale J. Senatore; SFG Income Fund IV, L.L.C.; Larry
Canaan Profit Sharing and Retirement Trust; and Frontier Bank

Said instrument was modified by instrument recorded May 8, 2003 under Auditor's File No. 200305080235.

K. TERMS AND CONDITIONS OF LETTER:

Dated: April 18, 2002
Recorded: April 25, 2002
Auditor's No: 200204250057

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

Dated: September 12, 2000
Recorded: September 12, 2000
Auditor's No: 200009120118
Executed by: Pat Senatore

Said instrument was modified by instruments recorded March 27, 2001 under Auditor's File No. 200103270101 and July 31, 2003 under Auditor's File No. 200307310168.

