

When recorded return to:
Michael Pineda and Katherine Pineda
1720 Marde Place
Mount Vernon, WA 98274



201206250128
Skagit County Auditor

6/25/2012 Page 1 of 3 3:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY

425 Commercial
Mount Vernon, WA 98273
Escrow No.: 620015681

GUARDIAN NORTHWEST TITLE CO.

103665-1

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joshua J. Turski and Sara A. Turski, who acquired title as Sarah A. Mittag, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael Pineda and Katherine Pineda, husband and wife

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

Lot 19 "PLAT OF BLACKBURN RIDGE PHASE 2", according to the plat thereof recorded October 31, 2000, under Auditor's File No. 200010310122 records of Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P117374, 4767-000-019-0000

Subject To: Conditions, covenants, restrictions and easements of record as more fully described in Guardian Northwest Title Order 103665, Schedule "B-1"; and Skagit County Right To Farm Ordinance; which are attached hereto and made a part hereof.

Dated: June 22, 2012

Joshua J. Turski

Sara A. Turski

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Josua J. Turski and Sara A. Turski are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 25, 2012

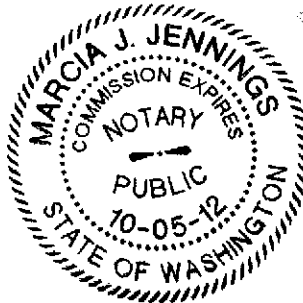
Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley

My commission expires: 10/5/2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20121856
JUN 25 2012

Amount Paid \$ 3253.⁵⁰
Skagit Co. Treasurer
By gnam Deputy



SCHEDULE "B-1"

EXCEPTIONS:

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

Dated: October 12, 2000
Recorded: October 12, 2000
Auditor's No: 200010120092
Executed by: Dean Holt Construction, L.L.C.

"Said instrument includes easement provisions."

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

Plat/Subdivision Name: Blackburn Ridge Phase 2
Recorded: October 31, 2000
Auditor's No: 200010310122

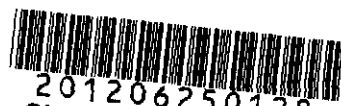
Said matters include but are not limited to the following:

1. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable, original grading of streets, avenues, alleys and roads, as dedicated in the plat.
2. All lots in this plat are subject to the Blackburn Ridge Restrictive Covenants recorded under Auditor's File No. 200010120092, records of the Skagit County Auditor's Office.
3. A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, G.T.E., and AT&T of Washington, Inc., and their respective successors and assigns, under and upon the exterior seven (7) or ten (10) feet of all lots and tracts abutting public 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.
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. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the cost 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.

5. All roof and footing drains shall be connected (tight lined) to the storm drainage system.

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201206250128
Skagit County Auditor

6/25/2012 Page

2 of 3 3:39PM

6. Building set-back lines as delineated on the face of the plat. Front yard: Lots at street corners are considered to have two (2) front yards. 25' on Blackburn Road, and 20' on all other streets. Rear yard: 20'. Side yard: Minimum 5' (total 15'). Building envelopes are illustrated by dashed lines inside each building lot.

7. All lots within this subdivision are subject to impact fees payable on issuance of a building permit.

8. Pursuant to Ordinance No. 2386, each lot receives - (S.F.R.)

\$1,800.00 expansion credits.

\$ 320.00 capacity credits.

Each duplex lot receives:

\$2,700.00 expansion credits

\$ 320.00 capacity credits.

9. 10 foot utility easement affecting a portion of the subject property

10. Non-exclusive easements for public utilities as illustrated on Lots 10, 11, 12, 13, 36, 37, 41 and 42 are hereby granted to the City of Mount Vernon for the construction, inspection, and maintenance of utilities. The City shall not be responsible for restoration of structures, fences, landscaping, or other improvements that may hinder and privilege granted to the City.

11. Private drainage easement affecting the East 10 feet of Lots 1-11

C. RESERVATION CONTAINED IN DEED:

Executed by:

Dean Holt and Mary Holt, husband and wife

Recorded:

May 27, 1999

Auditor's No.:

9905270084

As Follows:

"The above-described property will be combined or aggregated with contiguous property owned by the grantee and described on Exhibit "B" attached hereto. This boundary adjustment is hereby approved."

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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