

When recorded return to:

2402 Francis Road  
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 103543



201207310115

Skagit County Auditor

7/31/2012 Page

1 of

5 3:57PM

**BARGAIN AND SALE DEED**

**103543-1**  
**GUARDIAN NORTHWEST TITLE CO.**

**THE GRANTOR Columbia State Bank, who acquired title as Columbia Bank, successor in interest to Summit Bank for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, bargains, sells, and conveys to Raymundo Solano-Luna, a single man the following described estate, situated in the County of Skagit, State of Washington:**

Lot 2 as delineated on Short Plat LU-04-091 as approved on September 18, 2006 and recorded on September 21, 2006 under Auditor's File No. 200609210114, TOGETHER WITH an easement for ingress, egress, water pipeline and utilities as delineated on said Short Plat LU-04-091.

"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 described in Exhibit "A" attached hereto."

Tax Parcel Number(s): P125057, 340409-3-015-0700

Dated:

7-30-12

Columbia Bank

Columbia State Bank

By: James Duncan, Authorized Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20122311

JUL 31 2012

Amount Paid \$ 3618.40  
Skagit Co. Treasurer  
By ME Deputy

STATE OF Washington }  
COUNTY OF Pierce } SS:

I certify that I know or have satisfactory evidence that JAMES DUNCAN is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the VP of Columbia Bank, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

7-30-12



Kelli J. Martin  
Kelli J. Martin

Notary Public in and for the State of Washington

Residing at Washington

My appointment expires: 6-09-15

Exhibit A

Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 103543  
5 of 13

**SCHEDULE "B-1"**

**EXCEPTIONS:**

**A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: MV-1-79  
Auditor's No.: 895203

Said matters include but are not limited to the following:

1. To the use of the public forever all street and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown on this short plat in the original reasonable grading of the streets and avenues shown hereon.
2. Seven (7) foot wide utility easement adjoining Francis Road as delineated on the face of the short plat.
3. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road.
4. Short Plat number and date of approval shall be included in all deeds and contracts.
5. Sewage disposal – Sanitary Sewer.
6. Water – P.U.D.
7. A standard participation contract must be executed and the said amount paid prior to the issuance of a sewer permit.
8. On September 6, 1978, the Planning Commission granted a waiver in the Short Plat Ordinance with regard to the construction of sidewalks, curbs and gutters.

**B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Samuel A. Deniff and Olga Deniff, husband and wife  
Dated: November 24, 1993  
Recorded: December 15, 1993  
Auditor's No.: 9312150114  
Purpose: A driveway for vehicular and pedestrian ingress and egress  
Area Affected: The 35 foot portion of Tract 3 located immediately West of Tract 4 of said Short Plat



Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 103543  
6 of 13

**C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:**

Short Plat No.: LU-04-091  
Recorded: September 21, 2006  
Auditor's No.: 200609210114

Said matters include but are not limited to the following:

1. Dedicate to the use of the public forever all streets and avenues shown thereon and the use thereof of all public purposes not inconsistent with the use thereof for the public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.
2. Short Plat number and date of approval shall be included in all deeds and contracts.
3. This development is utilizing the City of Mount Vernon Cluster Ordinance. Based upon the City of Mount Vernon's desire to create developments utilizing a net density of four units per acre. The City Planning is allowing a 20% reduction factor to minimum allowable lot size for the R-i. 9600 zoning, this would allow 7,680 square foot minimum sized lots.
4. Sewage Disposal – City of Mount Vernon
5. Storm Drainage – City of Mount Vernon
6. Water – P.U.D. No. 1.
7. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record including but not limited to those instruments shown on the above referenced title report and recorded under Auditor's File Nos. 9312150114, 9401140128, 9505300076, 451807, 895203 and 200604050198.
8. Minimum building setback requirements are as shown by the building envelopes on each lot.
9. Impact fees are required in the City of Mount Vernon at the time building permits are issued.
10. All maintenance and construction of private road and storm drainage system within this short plat is the responsibility of the lot owners and the responsibility shall be shared equally by owners based on usage.



11. **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, and the costs 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.

12. **Easements** – An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon, Cascade Natural Gas Co., and Comcast, and their respective successors and assigns under and upon those portions of the front boundary lines of lots and tracts as shown hereon, and other utility easements shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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 privilege herein granted.

13. **Water Pipeline Easement** – An easement is granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, its successors or assigns, the perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a public water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on the plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, timber, trees or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The Grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as no to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the district's use of the easement.



Form No. 1068-2  
ALTA Plain Language Commitment

Commitment No.: 103543  
8 of 13

14. Sanitary Sewer Easement - An easement is hereby granted to the City of Mount Vernon in the area designated as a sanitary sewer easement in which, to construct, maintain, replace or reconstruct sanitary sewer facilities, for the purpose of providing sanitary sewer to this subdivision and other property, together with the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary or useful or convenient for the enjoyment of the easement hereby granted.

There is hereby reserved for the grantors, their heirs and assigns, the right and privilege to use the above described land of the grantors, at any time, in any manner and for any purpose not inconsistent with the full use and enjoyment by the grantee, its successors and assigns, of the rights and privileges herein granted. The grantee is responsible for operating and maintaining the above described work of improvement.

The grantors, or their assigns, shall refrain from constructing or placing any buildings or improvements which would restrict access, upon the above described premises.

15. Note the existing house on Lot 4 has a current address of 2400 Francis Road which is changed by this short plat to 2408 Francis Road.

