



201211270065

Skagit County Auditor

11/27/2012 Page

1 of

3 3:37PM

When recorded return to:

David Lorente
426 North Laventure Road
Mount Vernon, WA 98273

LAND TITLE OF SKAGIT COUNTY

143833-0

STATUTORY WARRANTY DEED**THE GRANTOR(S) David R. Kinney and Janel R. Kinney, husband and wife**

for and in consideration of \$10.00 and good and other valuable considerations
in hand paid, conveys, and warrants to David Lorente, a single man

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

Lot 43, "PLAT OF BLACKBURN RIDGE," as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

See Attached Exhibit "A" hereto and made a part hereof

Abbreviated Legal: Lot 43, Blackburn Ridge

Tax Parcel Number(s): P113193

Dated: November 21, 2012

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20123760
NOV 27 2012

Amount Paid \$ 3798.18
Skagit Co. Treasurer
By *[Signature]* Deputy

David R. Kinney

Janel R. Kinney

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that David R. Kinney and Janel R. Kinney (is/are) the person(s) who appeared before me, and said person(s) acknowledge that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 24, 2012

Notary Public in and for the State of Washington

My appointment expires: 9.01.2014

Exhibit A

- A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.
- B. Easements shown on face of Plat, as follows:

Utility Easement Provisions -

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 T.C.I. Cablevision 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. Easement unless approval has been granted by the City Engineer.

Utility Easements on Lots 5, 6, 28 and 29 -

Non-exclusive easements for public utilities as illustrated on lots 5, 6, 26 and 29 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 improvement that may hinder and privilege granted to the City.

Private Drainage Easement -

An easement for the purpose of conveying local stormwater 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.

NOTE -

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

Vehicular access to and from Blackburn Road shall be prohibited across all of Tract C and the West 90 feet of Lot 4B.

C. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR BLACKBURN RIDGE, AS HERETO ATTACHED:

| | |
|--------------------|----------------------------------|
| Declaration Dated: | January 29, 1998 |
| Recorded: | January 29, 1998 |
| Auditor's No.: | 9801290061 |
| Executed By: | Dean M. Holt and Gunnar Pedersen |

D. RESTRICTIVE COVENANTS AND THE TERMS AND CONDITIONS THEREOF, AS HERETO ATTACHED:

| | |
|----------------|-------------------------------|
| Executed By: | Gunnar Pedersen and Dean Holt |
| Recorded: | March 10, 1998 |
| Auditor's No.: | 9803100092 |

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

| | |
|----------------|-----------------------|
| Disclosed By: | Plat of said addition |
| Purpose: | Private drainage |
| Area Affected: | Westerly 20 feet |



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Schedule "A-1"

143833-O-1

DESCRIPTION:

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