

When recorded return to:

Mr. Edgar Serrano
2300 S. 18th Street
Mount Vernon, WA 98274



Skagit County Auditor
7/9/2013 Page

1 of 3 11:22AM
\$74.00

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-03766-13

Grantor: William C. Roberts, Jr.
Grantee: Edgar Serrano

Tax Parcel Number(s): 4767-000-009-0000/P117364

Abbreviated Legal: Lt 9, Blackburn Ridge Phase 2

LAND TITLE OF SKAGIT COUNTY

146801-0

Statutory Warranty Deed

THE GRANTOR William C. Roberts, Jr., as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Edgar Serrano, a married man as his separate estate the following described real estate, situated in the County of Skagit, State of Washington

Lot 9, "Plat of Blackburn Ridge Phase 2", as per plat recorded on October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington.
Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 7/3/13

W.C. Roberts Jr.
William C. Roberts, Jr.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132643
JUL 09 2013

Amount Paid \$ 4277.00
Skagit Co. Treasurer
By NG Deputy

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that William C. Roberts, Jr.

is are the person(s) who appeared before me, and said person(s) acknowledged that
he / she / they signed this instrument and acknowledge it to be his / her / their
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/3/13



Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2013

EXHIBIT "A"

EXCEPTIONS:

- 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 10, 11, 12, 13, 36, 37, 38, 41 and 42-

Non-exclusive easements for public utilities as illustrated on lots 10, 11, 12, 13, 36, 37, 38, 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 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.

TYPICAL BUILDING SETBACKS

Front Yard – Lots at Street Corners are considered to have two front yards.

25' on Blackburn Rd.
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

NOTE -

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

NOTE –

The 20' easement on Tract C as illustrated on Short Plat MV 10-79 recorded under Skagit County AF822061, together with 20' wide easement described in the document recorded under Skagit County AF# 826431 are hereby released.

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EXHIBIT "A"

EXCEPTIONS CONTINUED:

B. (Continued):

NOTE -

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

NOTE -

Sewer Credits – Pursuant to Ordinance #2386.

Each lot receives – (SFR)

\$1800.00 Expansion Credits.

\$ 320.00 Capacity Credits.

Each Duplex Lot Receives -

\$2700.00 Expansion Credits

\$ 320.00 Capacity Credits

NOTE -

Tract B is not a building lot. The parcel designated Tract B is for ingress and egress and access only to adjacent properties. Tract B may be deeded to any on the adjoining parcels.

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

Declaration Dated:	October 12, 2000
Recorded:	October 12, 2000
Auditor's No.:	200010120092
Executed By:	Dean M. Holt



201307090105

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