

When recorded return to:

Stela TG Santhanasamy
103 S 24th St
Mount Vernon, WA 98274



Skagit County Auditor \$75.00
11/20/2014 Page 1 of 4 3:32PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144397
NOV 20 2014

Filed for Record at Request of
Attorney's Title Of Washington, Inc.
Escrow Number: TC1-39900

Amount Paid \$ 2,746.²⁰
Skagit Co. Treasurer
By *mm* Deputy

Statutory Warranty Deed LAND TITLE OF SKAGIT COUNTY

THE GRANTORS Traven Bentley and Ashley Bentley, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stela TG Santhanasamy, a married person as a separate estate the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 26, College Meadow.

149962

AS ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price of greater than \$(120% of sales price - \$184,800.00) until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee

Tax Parcel Number(s): 4359-000-026-0009 Property I.D. No.: P86177

Dated November 7, 2014

Traven Bentley
Traven Bentley

Ashley Bentley
Ashley Bentley

STATE OF Florida }
COUNTY OF Lee } SS:

I certify that I know or have satisfactory evidence that Traven Bentley and Ashley Bentley 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: November 10, 2014

Karla Steato

Notary Public in and for the State of
Washington Florida
Residing at Lee County
My appointment expires: August 12, 2018



EXHIBIT A

Lot 26, "COLLEGE MEADOW," as per plat recorded in Volume 11 of Plats, page 76, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

SUBJECT TO:

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.



201411200053

**COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT CONTAINED IN
DECLARATION OF PROTECTIVE RESTRICTIONS AND EASEMENT, AS HERETO
ATTACHED.**

Declaration Dated: June 21, 1977
Recorded: July 26, 1977
Auditor's No.: 861447
Executed By: Kerr-Belmark Construction

Easement provisions as contained in said Plat, as follows:

"An easement is hereby reserved for and granted to Puget Sound Power & Light Company, General Telephone Company of the Northwest and Nationwide Cablevision and their respective successors and assigns under and upon the exterior 7.5 feet parallel with and adjacent to the street frontage of all lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone and cablevision service, together with the right to enter upon the lots at all times for the purposes stated."

**AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES
STATED, AND INCIDENTAL PURPOSES, DELINEATED ON THE FACE OF SAID PLAT, AS
FOLLOWS:**

Easements for utilities and drainage are reserved over a 2½ foot wide strip along each side of interior lot lines and over the rear five feet of each side of interior lot lines and over the rear five feet of each lot. Within these easements, no structure, planting, or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction or flow of drainage channels in the easements, or which may retard or obstruct the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

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.

**STANDARD PARTICIPATION CONTRACT, INCLUDING TERMS AND CONDITIONS
THEREOF:**

Between: City of Mount Vernon, a municipal corporation
And: Kerr-Belmark Construction
Dated: May 2, 1978
Recorded: June 6, 1978
Auditor's No: 880899
Providing: Right to connect subject property to City sewer

T.P.R. 10-05(i-1)



201411200053

EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Mount Vernon
Purpose: For the operation and maintenance of a storm sewer retention pond, together with the full and free right of ingress and egress to or from any portion of the hereinafter described area

Area Affected:

Beginning at the Southwest corner of said Lot 26; thence North 0°59'31" East along the West line thereof for 16.20 feet to the true point of beginning; thence North 88°34'41" East for 52.90 feet; thence North 0°40'45" East for 31.90 feet; thence North 88°30'20" East for 26.17 feet; thence North 1°29'39" East for 6.25 feet to the existing retention easement as shown on said recording plat, being the South line thereof; thence South 88°42'40" East along the South line of said easement for 41.56 feet to the East line of said Lot 26; thence North 0°57'02" East along said East line to a curve; thence on a curve to the left having a radius of 20 feet and consuming an angle of 89°39'42" for 31.30 feet; thence North 88°42'40" West along the North line of said Lot 26 for 100.54 feet; thence South 0°59'31" West along West line of said Lot 26 for 63.80 feet to the true point of beginning.

Dated: July 26, 1978
Recorded: August 2, 1978
Auditor's No.: 884777

EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Storm retention
Area Affected: North 22 feet

EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Short Plat
Purpose: Drainage
Area Affected: West 10 feet

