

WHEN RECORDED RETURN TO:

Name: Efen Solorzano and Jennifer Lerbakken
Address: 1411 Blackberry Drive
Mount Vernon, WA 98273



201502260066

Skagit County Auditor

\$75.00

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4 3:11PM

Escrow Number: 678483RT

Filed for Record at Request of: *Rainier Title, LLC*

Land Title and Escrow

151374-

STATUTORY WARRANTY DEED

THE GRANTOR(S), Shannon Eerkes, a married woman as her separate estate, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Efen Solorzano, an unmarried man and Jennifer Lerbakken, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington:

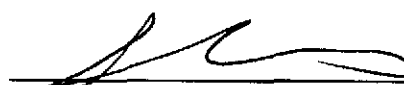
Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: *Lot 8, Blackberry Meadows*

Tax Parcel Number(s): P110831

Dated: February 25, 2015


Shannon Eerkes


Kevin Lester

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015576

FEB 26 2015

Amount Paid \$ 3057.⁷⁰

Skagit Co. Treasurer

By *Mam* Deputy

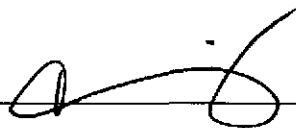
STATE OF Washington

SS.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that **Shannon Eerkes and Kevin Lester** is/are the person(s) who appeared before me, and said person acknowledged 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: 25 Feb, 2015

Name: 

Notary Public in the State of WA

Residing in Cambridge

My Commission Expires: 12-3-14

Notary Public
State of Washington
CRYSTAL SMITH
My Appointment Expires Dec 3, 2018



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\$75.00

LPB 10-05 (i-l)

Exhibit A

Subject To:

A. PRIVATE DRAINAGE EASEMENT SHOWN ON PLAT:

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 present and future owners of the benefitted property and their heirs, successors and assigns. The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

B. EASEMENTS SHOWN ON PLAT:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public utility District No. 1, Puget Sound Power and Light Co., GTE of the Northwest, Cascade Natural Gas Co, and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) feet of the front boundary lines of all lots and tracts, 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 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 damages it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

C. 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.

D. Notes contained on the face of Short Plat No. MV-22-81, as follows:

- 1.) Lots 6 through 16 may require a sump pump or some other special measure for below-finish grade drainage;
- 2.) Zoning – R-1-6.0;
- 3.) Sewage Disposal – City of Mount Vernon;
- 4.) Water – Public Utility District No. 1 of Skagit County;
- 5.) All lots within this subdivision are subject to impact fees payable at plat approval and upon issuance of a building permit.



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\$75.00

LPB 10-05 (i-l)

Schedule "A-1"

151374-O

DESCRIPTION:

Lot 8, "PLAT OF BLACKBERRY MEADOWS," as per plat recorded in Volume 16 of Plats, pages 147 and 148, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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