



201709200061

Skagit County Auditor
9/20/2017 Page

1 of

\$78.00

5 12:34PM

COVER SHEET FOR RECORDING DOCUMENTS

Return to: City of Mount Vernon
Post Office Box 809
Mount Vernon, Washington 98273

DOCUMENT TITLE: STATUTORY WARRANTY DEED

GRANTORS: Pine Creek Estates LLC, A Washington Limited Liability Company

GRANTEES: City of Mount Vernon

LEGAL DESCRIPTION: TRACT 102, PLAT OF PINE CREEK DIVISION 1,
ACCORDING TO THE PLAT RECORDED DECEMBER 20, 2011, UNDER AUDITOR'S
FILE NUMBER 201112200087, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Situated in the City of Mount Vernon, Skagit County, Washington.

ASSESSOR'S PARCEL/TAX ID NUMBER: n/a P131041

STATUTORY WARRANTY DEED

IN THE MATTER OF: Dedication of Tract 102, Pine Creek Division 1

City of Mount Vernon, Washington

THE GRANTORS, **Pine Creek Estates LLC.**, a Washington Limited Liability Company, for and in consideration of the betterment of the community and under threat of condemnation, hereby convey(s) and warrant(s) to the GRANTEE, the **CITY OF MOUNT VERNON, WASHINGTON**, the following described real property:

Legal Description: TRACT 102, PLAT OF PINE CREEK DIVISION 1, ACCORDING TO THE PLAT RECORDED DECEMBER 20, 2011, UNDER AUDITOR'S FILE NUMBER 201112200087, RECORDS OF SKAGIT COUNTY, WASHINGTON.

P131041

See Attached Exhibit A

20174431
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 20 2017

All situate in the City of Mount Vernon, Skagit County, Washington

Amount Paid \$0
Skagit Co. Treasurer
By [Signature] Deputy

Also, the Grantors requests the Assessor and Treasurer of said County to set over to the remainder of the hereinabove described the lien, of all unpaid taxes, if any, affecting the real estate herein conveyed, as provided for by RCW 84.60.070.

Regular maintenance of the stormwater pond and drainage facilities within will be the responsibility of the developer for a period of no less than one year from the date of recording of this document. The City of Mount Vernon will only accept maintenance responsibilities of the stormwater pond once a final inspection has been successfully performed by the developer and a report is provided to the Public Works Department for review and acceptance and a written notice is provided to the developer. Regular maintenance shall include, at a minimum annual

inspection of the stormwater drainage system, and maintenance frequencies and threshold per Department of Ecology and the operations and maintenance manual.

Dated this 30th day of August, 2017.

GRANTOR:

By:

Name:

[Signature]
Mike Mulder

Dated:

Title:

August 30, 2017
President

STATE OF WASHINGTON)

COUNTY OF SKAGIT)

I certify that I know or have satisfactory evidence that MICHAEL MULDER signed this instrument, on oath stated that (he/she/they) (was/were) authorized to execute the instrument and acknowledged it to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated:

Notary Signature:

Notary Public in and for the State of Washington

Notary (print name):

Residing at:

My appointment expires:

Aug 30, 2017

Markus P. Lervik


MARKUS P. LERVIK

FERNDALE WA

MAY 30, 2021



Grantee:
CITY OF MOUNT VERNON by:




Mayor: Jill Boudreau

Attest to by:

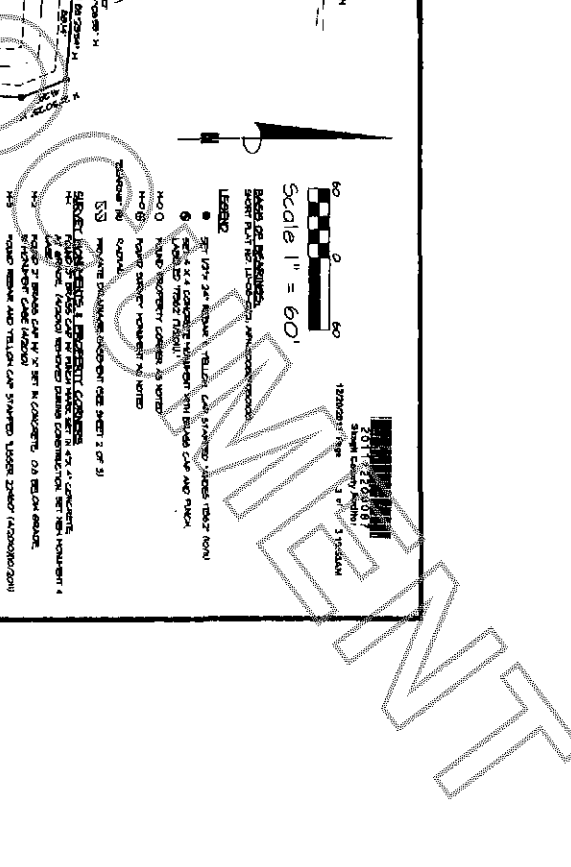


Finance Director: Doug Volesky

Approved as to form by:



City Attorney: Kevin Rogerson



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