



**202501150053**

01/15/2025 01:45 PM Pages: 1 of 5 Fees: \$307.50  
Skagit County Auditor

AFTER RECORDING MAIL TO:

Constance A. Long  
444 Brittany St.  
Mount Vernon, WA 98274

**Real Estate Excise Tax  
Exempt**

**Skagit County Treasurer**

By Kamlee Oudman

Date 01/15/2025

**REVOCABLE TRANSFER ON DEATH DEED**

**Grantor(s):** CONSTANCE A. LONG, a single woman

**Grantee(s):** KYLE N. LONG; KASEY C. LONG

**Abbreviated Legal Description:** CEDAR HEIGHTS WEST, LOT 18, ACRES 0.18,  
RECORDED UNDER AF#200609220186, BEING A PORTION OF NE 1/4 OF THE SW 1/4  
OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 4 EAST

**Assessor Parcel/Tax ID No.:** 4904 000 018 0000 P125084

**Reference No. of Documents Released or Assigned:** N/A


GRANTOR. The Grantor is Constance A. Long, whose address is 444 Brittany Street, Mount Vernon, WA 98274.

LEGAL DESCRIPTION. The real and personal property that is the subject of this Revocable Transfer on Death Deed is located at 444 Brittany Street, Mount Vernon, WA 98274 and is legally described as follows:

LOT 18, CEDAR HEIGHTS WEST, ACCORDING TO THE PLAT THEREOF  
RECORDED SEPTEMBER 22, 2006, UNDER AUDITOR'S FILE NO. 200609220186,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: See Exhibit "A" attached hereto.

  
KATHRYN KOCH, NOTARY PUBLIC in and for  
the State of Washington, residing at Seattle, WA.  
My commission expires: June 17, 2027.

**Exhibit "A"**

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 22, 2006

Auditor's No(s): 200605220169, records of Skagit County, Washington

In favor of: Puget Sound Energy, Inc.

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: The exterior 10 feet of said premises adjacent to street

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement delineated on the face of said plat;

For: Utilities

Affects: The exterior 10 feet of said premises adjacent to street

Easement provisions contained on the face of said plat, as follows:

**PUD UTILITY EASEMENT**

Easements (within utility easements as shown hereon) are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation its successors and/or assigns, the perpetual right, privilege and authority enabling the district to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water or other similar public services over, across, along, in and under the lands shown on this Plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor, also, the right to cut and/or trim all brush or other growth standing or growing upon the lands of the grantor which in the opinion of the District, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The grantor agrees that title to all brush, other vegetation or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.

Grantor its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.

Easement provisions contained on the face of said plat, as follows:

**UTILITIES AND SIDEWALK EASEMENTS:**

An easement is hereby reserved for and granted to the city of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corp., and Comcast Corporation and their respective successors and/or assigns under and upon the exterior twelve (12) feet of front boundary lines of all lots and tracts as shown on the face of this Plat and other utility easements, if any, shown on the face of this plat, for sidewalk purposes and in which to install, lay, construct, renew, operate, maintain and

remove utility systems, lines fixtures, appurtenances attached thereto, for the purpose of providing utility services and pedestrian access 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 damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Easement provisions contained on the face of said plat, as follows:

**PRIVATE DRAINAGE EASEMENT:**

Easements for the purpose of conveying local storm water runoff are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage easements. The maintenance of private easements established and granted herein shall be the responsibility of, and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners 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.

**RECITALS ON THE FACE OF SAID PLAT:**

- A. Zoning classification: R-a, 4.0 Single Family Residential  
This development is utilizing the City of Mount Vernon cluster ordinance. Based upon City of Mount Vernon's desire to create developments utilizing a net density of four units per acre. The City Planning is allowing a 20% reduction from the minimum allowable lot size of 9,600 square feet to a minimum of 7,680 square feet.
- B. Sewage Disposal: City of Mount Vernon
- C. Storm Drainage: City of Mount Vernon
- D. Street Standard: City of Mount Vernon
- E. Water: Skagit County P.U.D. No 1
- F. Power: Puget Sound Energy
- G. Telephone: Verizon Northwest
- H. Gas: Cascade Natural Gas
- I. Television Cable: Comcast Corporation
- J. Garbage Collection: City of Mount Vernon, solid waste collection for lots shall be at the edge of the public right of way.
- K. All lots within this subdivision are subject to impact fees for schools, fire, parks, and any other city impact fees, payable upon issuance of a building permit.
- L. All homes shall be built on site and no modular or manufactured home are permitted.

M. Siltation Control devices may be required for each lot during home construction or subsequent soil disturbances. See City of Mount Vernon Engineering Department for details.

N. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases or other instruments of record referred to in Land Title Company report referenced under Note 2 above. Said Repost lists documents recorded under Auditor's File Nos. 200503140004, 200603070103, 200507140123, 200507140124, 200511220026, 200507140125, 200507220135 and 200502070183, records of Skagit County, Washington.

Easement delineated on the face of said plat;

For: Private drainage

Affects: The North 10 feet of Lots 1, 9 and 38, the East 10 feet of Lots 1 through 18, the South 10 feet of Lots 8, 18, and 19 and a 10 foot wide strip in the Westerly portion of Lots 19 through 30.

Easement delineated on the face of said plat;

For: Temporary turn around

Affects: The Southwesterly portion of Lot 18 and the Southeasterly portion of Lot 19

Easement delineated on the face of said plat;

For: Sidewalk and utilities

Affects: The exterior portion of said premises adjacent to street

Easement delineated on the face of said plat;

For: Forest Buffer and private drainage

Affects: The West 20 feet of Lots 19 through 38

Building setback line(s) delineated on the face of said plat.

Covenants, conditions, restrictions, and easements contained in the declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: October 19, 2006

Auditor's No(s): 200610190062, records of Skagit County, Washington

Imposed by: Cedar Heights LLC, a Washington limited liability company

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: October 19, 2006

Auditor's No(s): 200610190062, records of Skagit County, Washington

Imposed by: Cedar Heights LLC, a Washington limited liability company