

AFTER RECORDING MAIL TO:
JON GERONDALE
3813 BROADWAY
MOUNT VERNON, WA 98273



199909240099
Kathy Hill, Skagit County Auditor
9/24/1999 Page 1 of 5 1:48:48PM

Filed for Record at Request of
Norwest Escrow Company
Escrow Number: M990316

Statutory Warranty Deed

Grantor(s): GARY D. McCORMICK, AINA McCORMICK FIRST AMERICAN TITLE CO.
Grantee(s): JON GERONDALE, JULIE McKAY 60278-1
Abbreviated Legal: LOT 32, PARK RIDGE DIV. I, records of SKAGIT County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4611-000-032-0001 (R104221)

THE GRANTOR GARY D. McCORMICK and AINA McCORMICK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JON GERONDALE, a single person and JULIE McKAY, a single person

the following described real estate, situated in the County of SKAGIT, State of Washington: Lot 32, "PARK RIDGE DIVISION -I", as per plat recorded in Volume 15 of Plats, pages 112 and 113, records of Skagit County, Washington.

SUBJECT TO: SCHEDULE "B-1" ATTACHED HERETO AND MADE A PART THEREOF.

31649
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

SEP 24 1999

Dated this 22nd day of September, 1999

By [Signature]
GARY D. McCORMICK

Amount Paid \$ 3382.00
Skagit Co. Treasurer
Deputy

By [Signature]
AINA McCORMICK

STATE OF WASHINGTON
County of SKAGIT

SS: [Signature]
in fact

On this 23RD day of September, 1999 before me personally appeared GARY D. McCORMICK, to me known to be the individual described in and who executed the foregoing instrument for himself and as Attorney in Fact for AINA McCORMICK and acknowledged that he signed and sealed the same as his free and voluntary act and deed for him self and also as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



[Signature]
CARRIE HUFFER
Notary Public in and for the State of WASHINGTON
Residing at BURLINGTON
My appointment expires: DECEMBER 31, 1999

Order No. 60278

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: SEPTEMBER 10, 1992
Recorded: SEPTEMBER 17, 1992
Auditor's No.: 9209170092
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines
Area Affected: As follows

Easement No. 1: All streets and road right-of-ways as now or hereafter designated, platted, and/or constructed within above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

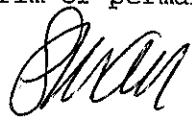
B. Private drainage easement provisions, delineated on the face of said plat, as follows:

An easement for the purposes 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 costs 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 owner discretion.

C. Notice delineated on the face of said plat as follows:

Any lot within this subdivision may be come subject to impact fees payable upon issuance of a building permit in the event such fees are here after imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.



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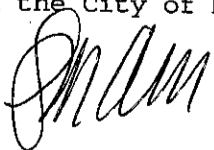
SCHEDULE "B-1"

D. Easement provisions delineated on the face of said plat as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power & Light Company, Cascade Natural Gas, GTE Northwest, Skagit County P.U.D. No. 1 and their respective successors and assigns under and upon the exterior 7 feet along the perimeter of all roads of all lots and tracts and 20 foot easements where utility lines are not located in the street right-of-way, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purposes 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 damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Drainage easements designated on the plat are hereby reserved for and granted to the City of Mount Vernon, except those designated on the plat as private easements, together with the right to ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild any enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.

Dedication of native growth protection easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes all preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including the control of surface water and erosion, maintenance of slope stability, visual and aural buffering and protection of plat and animal habit. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement, the obligation, enforceable on behalf of the public by City of Mount Vernon, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned covered by all removed or damaged without express permission from the City of Mount Vernon, which permission must be obtained in writing from the City of Mount Vernon.



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SCHEDULE "B-1"

E. Tract Notes delineated on the face of said plat as follows:

Tracts "A" and "B" of the adjoining plat of Candle Ridge contain storm water retention/detention facilities common to the plats of Candle Ridge and Park Ridge Divisions 1 and 2 that are hereby dedicated to the City of Mount Vernon Maintenance and Operation of the stormwater control, and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of fences, landscaping, and plant materials within these tracts is the responsibility of the Park Ridge and Candle Ridge Homeowner's Association except in the event that such fences, landscaping and plant materials are damaged by the exercise of the City of Mount Vernon Maintenance activities.

Tract 999 is a NGPE to the City of Mount Vernon.

F. Sight distance areas, as delineated on the face of said plat.

G. Restrictions delineated on the face of said plat as follows:

The sight distance restriction area must be free from any sight obscuring objects which is defined as any object at least 18 inches above the ground and/or the top of any proposed vegetation in the restriction area.

H. RIGHT OF THE PUBLIC TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON SAID PREMISES IN THE REASONABLE ORIGINAL GRADING OF STREETS, AVENUES, ALLEYS AND ROADS, AS DEDICATED IN THE PLAT.

I. NOTICE TO THE PUBLIC AND THE TERMS AND CONDITIONS THEREOF:

Given By:

The City of Mount Vernon, a Municipal Corporation of the State of Washington and T.H.S., Inc.

Regarding:

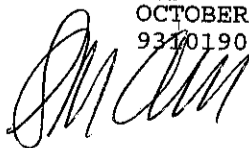
Agreement to join and participate in the formation of a Local Improvement District or any Road Improvements Project sanctioned by City of/County of/ City of Mount Vernon, and not to oppose or protest assessments therefore

Recorded:

OCTOBER 19, 1993

Recording No.:

9340190066



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SCHEDULE "B-1"

- J. PROTECTIVE COVENANTS AND/OR EASEMENT, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, A COPY OF WHICH IS HERETO ATTACHED:

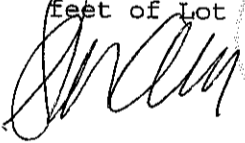
Recorded: OCTOBER 22, 1993
Auditor's No.: 9310220090
Executed By: T.H.S., Inc., a Washington Corporation

- K. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Private Lot Drainage
Affects: The Northwesterly 20 feet of Lot 32

- L. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose: Private Lot Drainage
Affects: The Northwesterly and Southwesterly 7.5 feet of Lot 32



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