

AFTER RECORDING MAIL TO:
Donald A. Dearing
3817 Dogwood Place
Mount Vernon, WA 98274

200206270066
Skagit County Auditor
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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: P-101664-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Homestead NW Dev. Co.
Grantee(s): Donald A. Dearing, Tamara S. Dearing
Abbreviated Legal: Lot 7, Eaglemont Phase 1C
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 4744-000-007-0000/P116356

THE GRANTOR HOMESTEAD NW DEV. CO., a Washington Corporation
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys and warrants to DONALD A. DEARING and TAMARA S. DEARING, husband
and wife
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 7, "EAGLEMONT PHASE 1C," as per plat recorded on February 1, 2000, under
Auditor's File No. 200002010036, records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

Dated this 26th day of June 2002
By Homestead NW Dev. Co.

2864
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

By [Signature]
Clifford Tadema, Reg. Sales
Manager

By [Signature]
Amount Paid \$ 4218.60
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington
County of Skagit

SS:

I certify that I know or have satisfactory evidence that Clifford Tadema
signed this instrument, on oath stated that he authorized to
execute the instrument and acknowledged it as the Regional Sales Manager
of Homestead NW Dev. Co. to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: June 26, 2002

[Signature]
Nancy Lea Cleave
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 9/01/2002



EXCEPTIONS:

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
 Purpose: Natural gas pipeline or pipelines
 Area Affected: 10 feet in width per mutual agreement
 Dated: September 28, 1993
 Recorded: October 11, 1993
 Auditor's No.: 9310110127

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Co.
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way
 Area Affected: Easement No. 1: All streets, road rights of way, green belts, open spaces and utility easements as now or hereafter designed, platted, and/or constructed within the 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 rights of way.
 Dated: August 8, 1993
 Recorded: November 2, 1993
 Auditor's No.: 9311020145

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

Declaration Dated: January 11, 1994
 Recorded: January 25, 1994
 Auditor's No.: 9401250030
 Executed By: Sea-Van Investments Assoc., a Washington general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: December 11, 1995
 Auditor's No.: 9512110030
 Executed By: Sea-Van Investments Assoc., a Washington general partnership



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EXCEPTIONS CONTINUED:

C. (Continued):

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: March 18, 1996
 Auditor's No.: 9603180110
 Executed By: Sea-Van Investments Assoc., a Washington
 general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: February 1, 2000
 Auditor's No.: 200002010099
 Executed By: Sea-Van Investments Assoc., a Washington
 general partnership

AMENDED TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

Recorded: February 1, 2000
 Auditor's No.: 200002010100
 Executed By: Sea-Van Investments Assoc., a Washington
 general partnership

D. The right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon.

E. Conditions and Easements as shown on the face of the Plat, as follows:

a.) BUFFER EASEMENT - Those areas designated buffer easement are for landscape zones, maintained by the property owners and preserved free of buildings or structures;

b.) IMPACT FEE NOTICE - Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis;

c.) COMMUNITY TRACTS - The areas designated as community tracts shall be owned by the homeowners association. The maintenance of these areas shall be in strict compliance with the approved landscaping plan unless otherwise directed by the City. The cost of said maintenance shall be the sole responsibility of the association. The City of Mount Vernon reserves the right to enter these areas for emergency purposes at its own discretion;

d.) BUFFER TRACTS - (Adjacent to right of ways public and private) These areas designated as Tracts A, B, C, D and E shall be owned by the City of Mount Vernon. These areas shall be landscaped and maintained in strict compliance with the City approved landscaping plan or as otherwise approved by the City. The landscaping and maintenance of these areas shall be the sole responsibility of the homeowners association;



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EXCEPTIONS CONTINUED:

E. (Continued):

e.) EASEMENT DEDICATION - An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power & Light Co., TCI Cablevision of Washington, Inc., GTE Northwest, Inc. and the City of Mount Vernon and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts, and drainage retention ponds identified on the plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, drainage 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 damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted;

f.) PRIVATE DRAINAGE EASEMENT - 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 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 own discretion.

g.) WATER PIPELINE EASEMENT - Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal corporation, its successors or assigns. The perpetual right, privilege and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a waterline, 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 over, across, along, in and under the front 10 feet adjacent to the street right of way of all lots. Together with the private streets known as Unison Place, new Woods Place, Alpine View Place, and all other easements designated as utility easements shown hereon; Also, the right to cut and/or trim brush, timbers, trees or other growth

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EXCEPTIONS CONTINUED:

E. g.) Continued:

standing or growing upon the lands of the grantor which in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, 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 the 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.

h.) BUFFER EASEMENTS - (lying on proposed privately owned lots) These areas shall be landscaped and maintained by the homeowners association in strict compliance with the City approved landscape plan or as otherwise approved by the City. All future and present lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The homeowners assoc. shall under no circumstance be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

i.) NON-EXCLUSIVE SLOPE EASEMENT - There is hereby granted to the City of Mount Vernon an easement over and across the areas designated on the plat map as non-exclusive slope easements with the right to the City to enter upon said premise for the purpose of maintaining, reconstructing or replacing existing constructed cut and fill slopes and all appurtenances necessary thereto. The present and future lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premises. The City shall under no circumstance be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

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EXCEPTIONS CONTINUED:

E. (Continued):

j.) WALL RECONSTRUCTION EASEMENT - There is hereby granted to the City of Mount Vernon a permanent easement over and across the areas designated on the plat map as wall easements. With the right to the City to enter upon said premise to reconstruct the existing structural walls and all appurtenances or replace the existing walls with constructed slopes and all appurtenances necessary thereto. The City may also enter upon said premise for the purpose of performing maintenance to the existing walls or future constructed slopes. The present and future lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The City shall under no circumstances be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Sea Van Investment Associates, a Washington general partnership
Purpose:	A non-exclusive perpetual easement for ingress, egress and utilities
Area Affected:	See instrument
Dated:	May 15, 2000
Recorded:	May 23, 2000
Auditor's No.:	200005230026

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