



200404150067

Skagit County Auditor

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7 11:17AM

Return Address
MARTIN HOCHFELD
6409 RIPLEY LANE NORTH
NEW CASTLE, WA 98056

Statutory Warranty Deed

CHICAGO TITLE IC30542 ✓
ESCROW NO. 04-447735
Assessor's Tax Parcel Number(s):
4769-000-006-0000 P117593

FILED FOR RECORD AT REQUEST OF
FIDELITY NATIONAL TITLE CO OF WA, INC.

THE GRANTOR M. HAWK CONTRUCTION, INC., a Washington Corporation for
and in consideration of

WAC 458-61-375(2)B

||||| ||||||| ||||||| ||||||| ||||||| ||||||| ||||||| ||||||| ||||||| |||||||

in hand paid, conveys and warrants to MARTIN HOCHFELD, A MARRIED MAN AS HIS
SEPARATE ESTATE

the following described real estate, situated in the County of KING, State
of Washington:

LOT 6, PLAT OF TJ TOWNHOUSES, ACCORDING TO THE PLAT THEREOF, RECORDED
NOVEMBER 30, 2000, UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 200011300053,
RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS,
AND OTHER MATTERS OF RECORD AS DELINEATED IN CHICAGO TITLE - ISLAND DIV.
ORDER NO. IC30542 AS ATTACHED HERETO AND INCORPORATED HEREIN BY THIS
REFERENCE.

1781
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DATED : 4-6-04

APR 15 2004

M. HAWK CONTRUCTION INC
BY: Martin Hochfeld Pres.
MARTIN HOCHFELD, PRESIDENT

Amount Paid \$ 0
Skagit Co. Treasurer
By DC Deputy

STATE OF WASHINGTON
COUNTY OF _____

On this day personally appeared before me M. HAWK CONTRUCTION, INC. to
me known to be the individual described in and who executed the within and
foregoing instrument, and acknowledged that he/she/they signed the same as
his/her/their free and voluntary act and deed, for the uses and purposes
therein mentioned.

GIVEN under my hand official seal this _____ day of _____

Notary Public in and for the State of
Washington residing at _____

STATE OF Washington)
) ss
COUNTY OF King)

I certify that I know or have satisfactory evidence that Martin Hochfeld
(is/are) the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument, on oath stated that (he/she/they) (is/are) authorized
to executed the instrument and acknowledged it as the President
of M. Hawk Construction, Inc. to be the free and voluntary act of such
party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-12-04

DEBBIE BURNETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
DECEMBER 29, 2007

Debbie Burnett
Notary Public in and for the State of Washington
My appointment expires: 12-29-2007



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EXHIBIT "A"

SCHEDULE B-001

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 22, 1977
Auditor's No(s): 861138, records of Skagit County, Washington
In favor of: Continental Telephone Company

2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 67757, records of Skagit County, Washington
Executed By: State of Washington

3. 10 foot by 10 foot easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: November 5, 1985
Auditor's No(s): 8511050076, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: July 2, 1986
Auditor's No(s): 8607020048, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance 2394-A;
Recorded: September 13, 1990
Auditor's No(s): 9009130055, records of Skagit County, Washington

6. Terms, conditions, and restrictions of that instrument entitled Mount Vernon Land Use Ordinance No. 2934;
Recorded: March 2, 1999
Auditor's No(s): 9903020122, records of Skagit County, Washington

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SCHEDULE B-001

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7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: January 27, 2000
Auditor's No(s): 200001270030, records of Skagit County, Washington
In favor of: Public Utility District No. 1 of Skagit County

8. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: September 12, 2000
Auditor's No(s): 200009120116, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc.
For: Electric transmission and/or distribution line, together with necessary appurtenances

9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: September 12, 2000
Auditor's No(s): 200009120118, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: March 27, 2001
Auditor's No(s): 200103270101, records of Skagit County, Washington

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

An easement is hereby reserved for and granted to Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., TCI Cablevision of Washington Inc., GTE Northwest, Inc. Cascade Natural Gas Corp. and the City of Mount Vernon and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and other easements and upon the exterior 20 feet of front boundary lines of all lots and other easements fronting the street bubbles (Lots 11-34), all as shown on the face of 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 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.

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11. Note on the face of said plat.

Those areas designated "CATEGORY III STREAM & WETLAND BUFFER" are for Landscaping, maintained in its natural state by the property owners and preserved free of buildings or structures in accordance with the NGPA Easement restrictions hereinabove.

12. Easement provisions contained 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" and/or "Wetland Buffer and 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.

Those private drainage easements lying within the boundaries of the wetland areas shown upon the face of the plat, shall be subject to the conditions as stipulated within the Native Growth Protection Area Easement hereinabove.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

13. NATIVE GROWTH PROTECTION AREA;

No clearing, grading or filling of any kind, building construction or placement or road construction shall occur within any Native Growth Protection Area (NGPA, designated as "wetland Buffer and Drainage Easement area upon the face of the plat) without first obtaining a permit from the Army Corps of Engineers. Removal of trees by the owner shall be limited to those which are dead, diseased or hazardous.

Upon satisfaction of Note 7 herein by the developer, each individual lot owners shall hereafter be responsible for maintaining and repairing those Native Growth protection Areas situated upon their lot or lots and are hereby required to leave said areas undisturbed in a natural state.

By acceptance of the easement for the purposes described, the plat developer and the City of Mount Vernon do not accept or assume any liability of acts or omissions of the fee owners, his or her invitees, licensees or other third parties within the easement area. Lot owners shall hold the developer and the City of Mount Vernon harmless from any damage or injury to any property or person by any person entering the easement area not expressly authorized to do so by the provisions of this plat.

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

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" and/or Wetland Buffer and 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.

Those private drainage easements lying within the boundaries of the wetland areas shown upon the face of the plat, shall be subject to the conditions as stipulated within the Native Growth Protection Area Easement hereinabove.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

15. Impact Fee Notice;

Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit to a non-senior or payable upon transfer of title to a non-senior. Auditor's File No. 200009120118, records of Skagit County, Washington.

16. Zoning Classification;

A. General commercial District (C2); Lot 35
Single Family Attached Townhouse Residential District (R-2A); Lots 1-34

B. This plat has been approved by the City of Mount Vernon subject to the following conditions:

1. All future purchase agreements, constructs, and or deeds involving properties contained within this plat EXCEPT Lot 35, shall contain language that requires purchasers to contact appropriate agencies and to ensure that all necessary critical areas permits have been obtained.
2. No building permits will be issued on Lots 1 through 34, inclusive, of this subdivision until such time that all wetland mitigation plans, wetland mitigation sites and wetland mitigation permits have been approved by all appropriate agencies.

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SCHEDULE B-001

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17. Terms, conditions, and restrictions of that instrument entitled Notice;
Recorded: April 25, 2002
Auditor's No(s): 200204250057, records of Skagit County, Washington
18. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: October 30, 2001
Auditor's No(s): 200110300103, records of Skagit County, Washington
- AMENDED by instrument(s):
Recorded: May 8, 2003
Auditor's No(s): 200305080235, records of Skagit County, Washington
19. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 10 feet adjacent to street
20. Agreement, including the terms and conditions thereof; entered into;
By: M. Hawk Construction
And Between: Public
Recorded: April 29, 2003
Auditor's No.: 200304290206, records of Skagit County, Washington
Providing: Joint maintenance

- END OF SCHEDULE B-001 -

END OF EXHIBIT "A"



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