

After Recording Return to:
Robert A. Moe, Jr.
2152B Thrush Lane
Oak Harbor WA 98277



200509160207
Skagit County Auditor

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Filed for Record at Request of:
CHICAGO TITLE
INSURANCE COMPANY
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 189825-HLE

Abbreviated Legal: Lot, a plat
Additional Legal(s) on page:
Assessor's Tax Parcel No.: P117621

CHICAGO TITLE CO.

1C36373✓

STATUTORY WARRANTY DEED

THE GRANTOR Carmen Weir and Josh Randall Weir, wife and husband, who acquired title as Carmen Kelley for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert A. Moe, Jr. and Kathryn A. Moe, husband and wife the following described real estate, situated in the County of Whatcom, State of Washington:

Lot 34, PLAT OF TJ TOWNHOUSES, according to the plat thereof recorded November 30, 2000, under Skagit County Auditor's Number 200011300053, records of Skagit County, Washington.

Situated in Skagit County, Washington.

*5151
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Subject to Exhibit A attached hereto and made a part hereof

SEP 16 2005

Amount Paid \$ 3120.00
Skagit Co. Treasurer
By: [Signature] Deputy

Dated: September 14, 2005

Carmen Weir
Carmen Weir

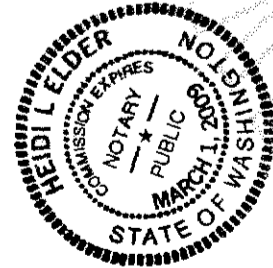
Josh Randall Weir
Josh Randall Weir

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Carmen Weir and Josh Randall Weir the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: September 15 2005

Heidi L. Elder
Heidi L. Elder
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: March 1, 2009



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

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

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

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

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

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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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

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

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;

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

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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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.

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.

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

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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.

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.

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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Terms, conditions, and restrictions of that instrument entitled Notice;

Recorded: April 25, 2002

Auditor's No(s): 200204250057, records of Skagit County, Washington

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant 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 law;

Recorded: March 27, 2001

Auditor's No(s): 200103270101, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: October 30, 2001; May 8, 2003 and July 31, 2003

Auditor's No(s): 200110300103; 200305080235 and 200307310168, records of Skagit County, Washington

Easement delineated on the face of said plat;

For: Utilities

Affects: Exterior 20 feet adjacent to street and West 10 feet of said premises

Easement delineated on the face of said plat;

For: Stream and wetland buffer and drainage easement

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

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

Recorded: October 16, 2003

Auditor's No(s): 200310160116, records of Skagit County, Washington

In favor of: The Great American Dream dba Landmark Building & Development

For: Drainage

Easement delineated on the face of said plat;

For: Retention Pond

Affects: The South 40 feet of said premises

- END OF SCHEDULE B-001 -

[Handwritten signatures]



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