



200510270152  
Skagit County Auditor

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**AFTER RECORDING MAIL TO:**  
Joshua K. Vail and Andrea L. Vail  
1916 No. 30th St  
Mount Vernon, WA 98273

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: 86194

### Statutory Warranty Deed

**Grantor(s):** Great American Dream, Inc. dba Landmark Building & Development  
**Grantee(s):** Joshua K. Vail and Andrea L. Vail  
Lot 15, "PLAT OF T J TOWNHOUSES"  
**Assessor's Tax Parcel Number(s):** 4769-000-015-0000, P117602

FIRST AMERICAN TITLE CO.  
86194-1

**THE GRANTOR** The Great American Dream dba Landmark Building for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Joshua K. Vail and Andrea L. Vail, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Lot 15, "PLAT OF T J TOWNHOUSES", as recorded November 30, 2000, under Skagit Auditor's File No. 200011300053, records of Skagit County, Washington.

Subject to paragraphs A thru J of Schedule B-1 of First American Title Company's preliminary commitment no. 86194 attached hereto.

Dated **October 18, 2005**

Great American Dream, Inc. dba Landmark Building & Development

By: John Ellis, President

6013  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

OCT 27 2005

Amount Paid \$2571.58  
Skagit County Treasurer  
By: *Mum* Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence John Ellis is the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he is authorized to execute the instrument and is President of Great American Dream Inc. dba Landmark Building and Development to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 10/18/05

Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: ~~12/31/2005~~ 11/29/2006

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company of the Northwest  
Dated: July 20, 1977  
Recorded: July 22, 1977  
Auditor's No: 861138  
Purpose: Construct, maintain, etc., a telephone line

B. Reservations contained in Deed from the State of Washington recorded under Auditor's File No. 67757, reserving to the Grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company  
Recorded: November 5, 1985  
Auditor's No: 8511050076  
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

Said instrument is a re-recording of instrument recorded under Auditor's File No. 8510170069.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company  
Dated: May 22, 1986  
Recorded: July 2, 1986  
Auditor's No: 8607020048  
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

E. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON, WASHINGTON:

Ordinance: 2394-A  
Regarding: Land Use  
Recorded: September 13, 1990  
Auditor's No.: 9009130055

(Said Ordinance is to Amend Ordinance No. 1934, regarding re-zoning)



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F. TERMS AND CONDITIONS OF ORDINANCE OF THE CITY OF MOUNT VERNON,  
WASHINGTON:

Ordinance: 2934  
Regarding: Land Use/Zoning  
Recorded: March 2, 1999  
Auditor's No.: 9903020122

G. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a  
Municipal Corporation  
Dated: January 26, 2000  
Recorded: January 27, 2000  
Auditor's No: 200001270030  
Purpose: Water Pipeline Easement

H. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Dated: September 12, 2000  
Recorded: September 12, 2000  
Auditor's No: 200009120116  
Purpose: "...utility systems for purposes of transmission, distribution  
and sale of gas and electricity. . ."

Area Affected:

The West 5 acres of the West 1/2 of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 16,  
Township 34 North, Range 4 East, W.M., EXCEPT that portion thereof lying within the right-of-way for  
State Highway No. 538, commonly known as College Way along the South line thereof, AND ALSO  
EXCEPT that portion thereof conveyed to the State of Washington for State Route 538, by Deed recorded  
under Auditor's File No. 8607080049, records of Skagit County, Washington.



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I. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Plat of TJ Townhouses  
Recorded: November 30, 2000  
Auditor's No: 200011300053

Said matters include but are not limited to the following:

1. 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 ten (10) feet of front boundary lines of all lots and other easements AND upon the exterior twenty (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.

2. 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.

3. 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 11 herein by the developer, each individual lot owner 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.

4. 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.



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5. Sanitary sewer easement

6. Utility easement

7. Pond access easement

8. Wetland Buffer and drainage Easement

9. Curve segment area dedicated to City for sidewalk purposes

10. 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.

11. This plat has been approved by the City of Mount Vernon subject to the following conditions: (A) All future purchase agreements, contracts 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. (B) 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.

12. Building set back lines

13. Retaining pond easement affecting Lots 33-35.

J. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: October 30, 2001  
Recorded: October 30, 2001  
Auditor's No: 200110300103  
Executed by: Pasquale J. Senatore; SFG Income Fund IV, L.L.C.; Larry  
Canaan Profit Sharing and Retirement Trust; and Frontier Bank

Said instrument was modified by instrument recorded May 8, 2003 under Auditor's File No. 200305080235.

K. TERMS AND CONDITIONS OF LETTER:

Dated: April 18, 2002  
Recorded: April 25, 2002  
Auditor's No.: 200204250057



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