

AFTER RECORDING MAIL TO:
Taylor Long
2611 River Vista Loop
Mount Vernon, WA 98274



200512020154
Skagit County Auditor

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Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 04-01593-05

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

Grantor(s): Hansell Mitzel L.L.C. 119100-S
Grantee(s): Taylor A. Long and Anne M. Long
Abbreviated Legal:
Lot 24, North Hill PUD.
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4855-000-024-0000/P122824

THE GRANTOR Hansell Mitzel L.L.C., a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Taylor A. Long and Anne M. Long, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington

Lot 24, "PLAT OF NORTH HILL PUD," as per plat recorded on May ~~25~~²⁸, 2005, under Auditor's File No. 200505050094, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.
SUBJECT TO: See attached Exhibit "A"

Dated November 30, 2005

Hansell Mitzel L.L.C.

By: Dan R. Mitzel, Managing Member

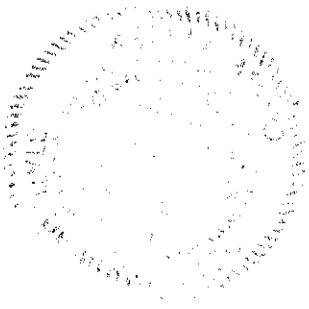
#6728
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
DEC 02 2005
Amount Paid \$ 6183.59
By Skagit Co. Treasurer Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Dan Mitzel

is/are the person(s) who appeared before me and said person(s) acknowledged that he/she/they signed this instrument on oath and stated that he/she/they is/are authorized to execute the instrument and acknowledge it as the Managing Member of Hansell Mitzel L.L.C.

as the free and voluntary act of such party for the uses and purposes mentioned in this instrument.
Dated: 12/1/05



Kelli A. Mayo
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 6/19/2005

EXHIBIT "A"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN CONTRACT, AS HERETO ATTACHED:

Recorded: April 9, 1968
Auditor's No.: 712213
Executed By: Seattle-First National Bank, Executor under the Will of Phil Anderson and Dorotha Anderson

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN CONTRACT, AS HERETO ATTACHED:

Recorded: April 18, 1968
Auditor's No.: 712627
Executed By: Seattle-First National Bank, Executor under the Will of Phil Anderson and Dorotha Anderson

C. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, AS RESERVED IN INSTRUMENT HEREIN SET FORTH.

For: Storm drainage
Reserved By: Paul Hamburg and Flora Hamburg, husband and wife
Instrument: Contract of sale recorded October 11, 1979, under Auditor's File No. 7910110039
Affects: The North 20 feet and the East 20 feet of North Hill PUD

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Gerald Hamburg and Marge A. Hamburg, husband and wife, Eugene R. Marble & Joan Marie Marble, husband and wife; Olaf A. Gildness and Gayle Gildness, husband and wife
Purpose: Storm drainage
Area Affected: Over and across the North 20 feet and the East 20 feet
Dated: October 3, 1979
Recorded: November 12, 1981
Auditor's No.: 811120001

E. CONSENT TO CHANGE OF GRADE AND THE TERMS AND CONDITIONS THEREOF

Grantor: Gerald Hamburg and Marge A. Hamburg, husband and wife, Eugene R. Marble and Joan Marie Marble, husband and wife, and Olaf A. Gildness and Gayle Gildness, husband and wife
Grantee: City of Mount Vernon, a municipal corporation of the State of Washington
Dated: October 8, 2001
Recorded: December 19, 2001
Auditor's No.: 200112190136



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EXCEPTIONS CONTINUED:

F. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,
a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and
enlarge an underground electric transmission and/or distribution
system

Area Affected:

Right of Way #1: A right of way 5 feet in width with 2 ½ feet on each side of a centerline described as follows: Beginning at a point on the Southeasterly margin of the above described property that is 77 feet Northeasterly of the most Southwest corner thereof, said point being on the Northwesterly margin of Francis Road; thence North 46°14'34" West, 15 feet to the terminus.

Right of Way #2: A right of way 5 feet in width and 2 ½ feet on each side of a centerline described as follows: Beginning at a point on the Southeasterly margin of the above described property that is 216 feet Northeasterly of the most Southwest corner thereof, said point being on the Northwesterly margin of Francis Road; thence North 31° West 15 feet to the terminus.

Dated: October 23, 2001
Recorded: November 6, 2001
Auditor's No.: 200111060117

G. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company,
a Washington corporation
Purpose: The right to construct, operate, maintain, repair, replace and
enlarge an underground electric transmission and/or distribution
system

Area Affected: A strip of land 10 feet in width with 5 feet on each side of the
centerline of grantee's facilities as now constructed, to be
constructed, extended or relocated lying within the above
described parcel.

Dated: May 11, 2004
Recorded: May 14, 2004
Auditor's No.: 200405140159

H. Dedication as shown on the face of the Plat, as follows:

"...declare this plat and dedicate to the use of the public forever, Tract C for sewer pump station facilities and the streets and avenues, if any, shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes. Together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon.

Tracts "A", "B" and "D" are hereby dedicated to the Homeowners Association and are subject to the conditions, covenants and restrictions as recorded under Auditor's File No. 200505050093."



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EXCEPTIONS CONTINUED:

I. Notes contained on the face of the Plat, as follows:

- 1.) Zoning: R1, 9.6 P.U.D.
- 2.) Setbacks: Front yard – 25’ on arterial streets and 20 feet on all others, corner lots and through lots shall observe the minimum setback on both streets. Side Yard – 5 feet. The total of the two side yards shall be a minimum of 15 feet. Rear Yard – 20 feet. Building envelopes are shown on Sheet 4 of 4.
- 3.) Sewage Disposal – City of Mount Vernon
Water – Skagit County PUD
Power – Puget Sound Energy
Telephone – Verizon
Gas – Cascade Natural Gas
Cable – Comcast
Storm – City of Mount Vernon
Garbage Collection – City of Mount Vernon, Solid Waste Collection for lots shall be at the edge of the public right of way.
- 4.) All lots within this subdivision are subject to impact fees for schools, fire, parks and roads, payable upon issuance of a building permit.
- 5.) All lots within this subdivision will access the internal road system. Direct access to Francis Road will not be allowed.
- 6.) This survey has depicted occupational indicators in accordance with W.A.C. CH. 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.
- 7.) Lot 14 is subject to an easement, as shown, for ingress – egress, drainage and utilities over under and across for the benefit of all lots within the plat and the City of Mount Vernon for access to the sewer pump station located on Tract “C”. No structures or fences may be built in this easement. Said easement is shown and dimensioned on sheet 3 of 4.
- 8.) Subject to the Declaration of Covenants, conditions and restrictions as recorded under Auditor’s File No. 200505050093, which establishes ownership and maintenance responsibilities for the private drainage and sewer facilities. Tracts “A”, “B” and “D”, Trails, landscaping and other common amenities that lie within the Plat of “North Hill”.
- 9.) A portion of this plat lies within flood zone A-1 as shown on FEMA Map 530158-001-8, dated 1-3-85. The base flood elevation appears to be 37 feet, NGVD 29. The contour as shown hereon reflects ground conditions in September 2003. Contact the lead agency for finished floor elevations within the flood plain.



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EXCEPTIONS CONTINUED:

I. (continued):

10.) The City of Mount Vernon is hereby granted and conveyed access over and across Tract "A" for access to the drainage facilities and sewer pump station (Tract "C"). Said Tract "A" is also for the mutual use of the Homeowners Association for ingress, egress and utilities over, under and across for present and any future amenities or improvements.

11.) Tract "A" is subject to an easement for ingress, egress and utilities over, under and across for the benefit of Lot 28.

12.) At this time the sanitary sewer pump station that serves this plat has not been completed. Only the developer of this plat may apply for building permits at this time. No certificate of occupancy will be issued for any homes built in this plat until the sanitary sewer pump station has been completed and accepted by the City Council.

13.) No building permits shall be issued on Lots 26, 27 or 28 until all utilities, private roads and access area have been constructed.

14.) Tracts A, B and D and the trail easement area located on Lot 26 shall be maintained by the Homeowners Association.

J. Easements reserved, granted, conveyed, dedicated and delineated on the face of the Plat as follows:

UTILITY EASEMENT -

An easement is hereby reserved for and granted to the City of Mount Vernon, Skagit County Public Utility District No. 1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas Corporation, and AT&T Broad Band and their respective successors and assigns under and upon the exterior 10 feet of all lots and tracts abutting all public roads and rights of way as shown hereon in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto. For the purpose of providing utility services to the subdivision. 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 caused to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

PRIVATE LANDSCAPE EASEMENT -

The maintenance of private landscape easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of Lots 1-28 and their heirs, owners personal representatives and assigns.



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EXCEPTIONS CONTINUED:

J. (continued):

PUD UTILITY 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 district to do all things necessary or proper in the construction and maintenance of a water and communication line, 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 and communication lines or other similar public services over, across, along in, and under the lands as shown on this plat. Together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also, the right to cut and/or trim all brush, or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line(s) or to persons or property by reason of proximity to the line(s). The Grantor agrees that title to all brush, 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 its 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.

PRIVATE DRAINAGE AND SEWER EASEMENTS -

Easements for the purpose of conveying local storm water runoff and sanitary sewer are hereby granted in favor of all abutting private lot owners in the areas designated as private drainage or private sewer easements. The maintenance of private easements established and granted herein shall be the responsibility of and the costs thereof shall be borne equally by the present and future owners of the abutting private lot owners and their heirs, owners personal representatives and assigns.

Tract "A" is hereby dedicated as open space and drainage tract, the City of Mount Vernon is hereby granted the right to enter said easements and Tract "A" for emergency purposes at its own discretion.

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

Declaration Dated:	May 5, 2005
Recorded:	May 5, 2005
Auditor's No.:	200505050093
Executed By:	Hansell Mitzel Homes LLC



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