

AFTER RECORDING MAIL TO:
Mr. and Mrs. Mikhail Novichenko
1506 Bonnie Place
Mount Vernon, WA 98274



200512060164
Skagit County Auditor

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 86785

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Statutory Warranty Deed

Grantor(s): John A. Bard and Estate Of Irma Marie Bard
Grantee(s): Mikhail Novichenko and Inna Novichenko
Assessor's Tax Parcel Number(s): 4708-000-014-0000, P113163

FIRST AMERICAN TITLE CO.
86785E-1

THE GRANTOR John A. Bard and The Estate of Irma Marie Bard, deceased, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Mikhail Novichenko and Inna Novichenko, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 14, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington.

Dated: December 1, 2005

John A. Bard

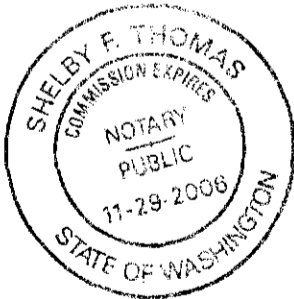
Estate Of Irma Marie Bard by
John A. Bard, Personal Representative

STATE OF Washington
COUNTY OF Skagit County } SS:

I certify that I know or have satisfactory evidence that John A. Bard is, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument for himself and as Personal Representative for the Estate of Irma Marie Bard and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 12/02/2005

Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: 11/29/2006



#6782
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 06 2005

Amount Paid \$ 5434.00
By [Signature] Skagit Co. Treasurer
Deputy

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Dated: November 4, 1977
 Recorded: November 15, 1977
 Auditor's No: 868658
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines

Affects:

A right-of-way 10 feet in width having 5 feet of such width on each side of a centerline described as follows: Being 5 feet of and parallel with the East line of Tract "A", Short Plat 10-75

B. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: St. Lukes Lutheran Church of the Reformation
 Dated: November 16, 1975
 Recorded: November 20, 1975
 Auditor's No: 826431
 Purpose: Ingress, egress and utilities
 Area Affected:

The West 20.00 feet of the East 120.00 feet of the South 600.00 feet of the North 630.00 feet of the East 16 rods of the West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 34 North, Range 4 East, W.M.

C. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Mount Vernon City Engineer
 And: Keith and Regina Ash
 Dated: April 1, 1981
 Recorded: June 1, 1981
 Auditor's No: 8106010035
 Regarding: North 200 feet



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D. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
 And: Keith and Regina Ash, husband and wife
 Dated: September 16, 1981
 Recorded: September 23, 1981
 Auditor's No.: 8109230024
 Providing: Right to connect subject property to City sewer

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

Plat/Subdivision Name: Blackburn Ridge
 Recorded: January 30, 1998
 Auditor's No: 9801300134

Said matters include but are not limited to the following:

1. Know all men by these presents that we the undersigned owners in the fee simple or contract purchaser and mortgage holder of the land hereby platted hereby declare this "Plat of Blackburn Ridge" and dedicate to the public forever all streets, avenues, ways, boulevards, drives, places, circles, courts, lanes and loops shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes. Also 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, avenues, ways, boulevards, drives, places, circles, courts, lanes and loops shown hereon. Tract "B" (open space) and Tract "D" as shown on the face of this Plat is hereby dedicated to the City of Mount Vernon.
2. Further development issuance of building permit shall not be allowed on Tract "C" until said Tract is combined or aggregated with contiguous property.
3. All roof and footing drains shall be connected (tight lined) to the storm drainage system.
4. Vehicular access to and from Blackburn Road shall be prohibited across all of Tract "C" and the West 50 feet of Lot 48.
5. A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, GTE and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven or ten feet of all lots and tracts abutting public right of way 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.
6. Non-exclusive easements for public utilities as illustrated on Lots 5, 6, 28 and 29 are hereby granted to the City of Mount Vernon for the construction, inspection and maintenance of utilities. The City shall not be responsible for restoration of structures, fences, landscaping or other improvements that may hinder land privilege granted to the City.



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7. 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 cost thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives and assigns.

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

9. The owners of Lots 48 and 4 shall be responsible for the construction and maintenance of the private road and all appurtenances within the East 30 feet of Lot 48. Responsibility shall be based upon usage of the road.

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

Dated: January 29, 1998
Recorded: January 29, 1998
Auditor's No: 9801290061
Executed by: Dean M. Holt and Gunnar Pedersen

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

Dated: February 20, 1998
Recorded: March 10, 1998
Auditor's No: 9803100092
Executed by: Gunnar Pedersen and Dean Holt

