



200702220139
Skagit County Auditor

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When recorded return to:

JUSTIN L VANDEN BOSCH
2609 BRIARWOOD CIRCLE
MOUNT VERNON, WA 98273

CHICAGO TITLE CO.

STATUTORY WARRANTY DEED

Escrow No.: 16971
Title Order No.: IC41374 ✓

THE GRANTOR(S)

TYLER G. HADLOCK and KATRINA M. HADLOCK, Husband and Wife

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

JUSTIN L VANDEN BOSCH, A Single Person and TROY W. VANDEN BOSCH, A Single Person
the following described real estate, situated in the of Skagit, State of Washington:

LOT 24, ROSEWOOD P.U.D., PHASE 1, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 14, 2000, UNDER AUDITOR'S FILE NO. 200002140086, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 4745-000-024-0000

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: 2-21-07

TYLER G. HADLOCK

KATRINA M. HADLOCK

789
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 22 2007

Amount Paid \$ 4109.68
By Deputy

STATE OF Washington) ss.
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that TYLER G. HADLOCK and KATRINA M. HADLOCK is the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 21ST day of February, 2007

ROBERT M. LIVESAY
Notary Public in and for the State of Washington
residing at MARYSVILLE
My Commission Expires: 06/09/09

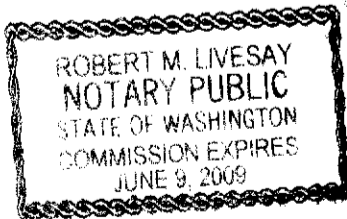


EXHIBIT "A"

1. PRIVATE DRAINAGE EASEMENT

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting private 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, 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.

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

2. EASEMENTS

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit Count, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, 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 and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated. Property owner is prohibited from building improvements within this area unless approval has been granted by the City Engineer. Additionally said front yard easement area shall be utilized for sidewalk and driveway purposes.

3. NOTES

- A. • - Indicates rebar or screw in lead set with yellow cap inscribed LISSER 2960
 ■ - Indicates concrete monument in case set with cap inscribed LISSER 22960.
 ○ - Indicates existing pipe or rebar found.
- B. Description and exception information is from First American Title Insurance Company, Order No. 55218, dated March 3, 1999, Sept. 17, 1999.
- C. For additional subdivision and meridian information see plat of Centennial Grove recorded in Volume 15 of Plats, page 26, Plat of Firwest Estates recorded in Volume 12 of Plats, pages 72 and 73, and City of Mount Vernon Short Plat No. MV-2-89, recorded in Volume 8 of Short Plats, page 157, all in records of Skagit Count, Washington.
- D. Meridian: Assumed
- E. Basis of bearing South line of the Southeast Quarter of Section 9, Township 34 North, Range 4 East of the Willamette Meridian.

 Bearing – North 89°54'20" West
- F. Instrumentation: Leitz Set 4A Theodolite distance meter
- G. Survey Procedure. Field traverse all distances shown are measured in feet.
- H. This plat is subject to and together with easements, reservations, restrictions, covenants and other instruments of record including but not limited to those documents mentioned in title report referenced in Note B above and being recorded under Skagit County Auditor's File Numbers 9804150105, 9812100109, 9901280109, 9901280110, 9902100143, 9902010144, 9901280111, 9901280112, 9901280113, 9902010145, 9902010146, 9812310051, 9812310052, 9812040021, 9812040022, and Volume 142 of Deeds, page 146



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- I. All lots within this subdivision are subject to impact fees payable upon issuance of a building permit.
- J. Owner/Developer: Self Help Housing
405 Hoag Road
Mount Vernon, WA 98273
Phone: (360) 474-0333
- K. Zoning: ROSEWOOD PUD (R-1.9.6)
- L. UTILITY SOURCES: Telephone G.T.E.
Power Puget Sound Energy
Television TCI Cablevision
Storm City of Mount Vernon
Sewer City of Mount Vernon
Water Public Utility District No. 1 of Skagit County
Gas Cascade Natural Gas
- M. BUILDING SET BACKS: Single Family Lots
Front: 20': Lots at street intersections have two front yards
Rear: 20'
Side: 7.5' (or as otherwise shown hereon)
- Common Wall Lots
Front: 20': Lots at street intersections have two front yards
Rear: 20'
Side: 0' on common sides, 7.5' on non common sides (or as otherwise shown hereon)
- N. Wetlands areas shown hereon were delineated by Aqua-Terr Systems, Inc., Sedro Woolley, Washington in May 1995 and April 1996.
- O. Storm Water Facilities – Operation/Maintenance

Stormwater drainage/detention facilities common to the plat of ROSEWOOD P.U.D. PHASE NO. 1 is dedicated to the City of Mount Vernon in Tract "A".
- P. All lots and tracts shown hereon are subject to the requirements and conditions of the final P.U.D. for ROSEWOOD P.U.D.
- Q. Building permits shall not be issued on lots shown hereon, 1-30, 39-49, and 51-64, until the required improvements for Phase I are fully completed to the satisfaction of the City of Mount Vernon Engineering Department.
4. Covenants, conditions, and restrictions 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: May 29, 2002
Auditor's No(s): 200205290098, records of Skagit County, Washington
- AMENDED by instrument(s):
Recorded: February 22, 2006
Auditor's No(s): 200602220048, records of Skagit County, Washington
5. Agreement, including the terms and conditions thereof; entered into;
By: Self Help Housing
And Between: City of Mount Vernon
Recorded: February 14, 2000
Auditor's No. 200002140087, records of Skagit County, Washington
Providing: Construction Agreement
6. Easement contained in Dedication of said plat;
For: Continued drainage of roads
Affects: Any portions of said premises where water might take a natural course



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7. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
8. Easement delineated on the face of said plat;
For: Utilities
Affects: Exterior 7 feet adjacent to street
9. 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: Puget Mill Company, a corporation
Recorded: December 18, 1926
Auditor's No.: Volume 142 of Deeds, page 146, records of Skagit County, Washington
10. Easement delineated on the face of said plat;
For: Private drainage
Affects: The Southwesterly 20 feet



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