



200708280089

Skagit County Auditor

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When recorded return to:

and Mrs. S. Herbert Rubin
3810 Ridge Court
Mount Vernon, WA 98274

Recorded at the request of:
First American Title
File Number: 92521

Statutory Warranty Deed

THE GRANTORS Thomas Sargent and Theresa Sargent, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **S. Herbert Rubin and Lucille Rubin, husband and wife, as joint tenants with the rights of survivorship** the following described real estate, situated in the County of Skagit, State of Washington

GUARDIAN NORTHWEST TITLE CO.

92521 E 4100

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Abbreviated Legal:

Tract 5, "PARK RIDGE, DIVISION II"

AUG 28 2007

Tax Parcel Number(s): P105886, 4634-000-005-0004

Amount Paid \$ 9261.00
Skagit Co. Treasurer
By *fr* Deputy

Tract 5, "PARK RIDGE, DIVISION II", as per plat recorded in Volume 15 of Plats, Pages 187 and 188, records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with right of survivorship, and not as community property or as tenants in common.

S. Herbert Rubin
S. Herbert Rubin

Lucille Rubin
Lucille Rubin

Dated August 24, 2007

Thomas Sargent
Thomas Sargent

Theresa Sargent
Theresa Sargent

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas Sargent and Theresa Sargent are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8-24-07

Kelly K. Hilsinger
Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 08/10/2008

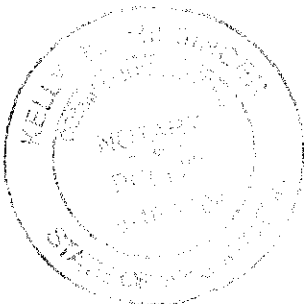


EXHIBIT "A"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Dated: September 10, 1992
Recorded: September 17, 1992
Auditor's No.: 9209170092
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

Area Affected:

Easement No. 1: All streets and road right-of-ways as now or hereafter designated, platted, and/or constructed within above described property. (When said streets and roads are dedicated to the public, this clause shall become null and void.)

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-ways.

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: THS, Inc.
Dated: September 10, 1993
Recorded: October 19, 1993
Auditor's No.: 9310190066
Regarding: Power of Attorney and Agreement regarding formation of Local Improvement District

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

Recorded: August 31, 1994
Auditor's No.: 9408310034
Executed by: THS, Inc., a Washington corporation

Said instrument is a re-recording of instrument recorded under Auditor's File No. 9310220090.

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY INSTRUMENT:

Recorded: August 31, 1994
Auditor's No.: 9408310035



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

Plat/Subdivision Name: Park Ridge Division II
Recorded: August 11, 1994
Auditor's No: 9408110044

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to the City of Mount Vernon, Puget Sound Power & Light Company, Cascade Natural Gas, GTE Northwest, Skagit County P.U.D. No. 1; T.C.I. Cable Television and their respective successors and assigns under and upon the exterior 7 feet along the perimeter of all roads of all lots and tracts and 20 foot easements where utility lines are not located in the street right-of-way, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures and appurtenances attached thereto for the purposes 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, 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. Drainage easements designated on the plat are hereby reserved for and granted to the City of Mount Vernon, except those designated on the plat as private easements, together with the right of ingress and egress and the right to excavate, construct, operate, maintain, repair and/or rebuild any enclosed or open channel storm water conveyance system and/or other drainage facilities, under, upon or through the drainage easement.
3. Dedication of Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes all preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including the control of surface water and erosion, maintenance of slope stability, visual and aural buffering and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement, the obligation, enforceable on behalf of the public by City of Mount Vernon, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from the City of Mount Vernon, which permission must be obtained in writing from the City of Mount Vernon.
4. Know all men by these presents that T.H.S., Inc., a Washington corporation, owner in the fee simple or contract purchaser and Washington Federal Savings, the mortgage holder of the land hereby platted, declares this Plat and dedicates to the use of the public forever, the streets and avenues shown thereon and the use thereof for all public purposes not inconsistent with the use thereof for all 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 hereof.
5. The sight distance restriction area must be free from any sight obscuring objects, which is defined as any object at least 18 inches above the ground and/or the top of any proposed vegetation in the restriction area.



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6. Tracts "A" and "B" of the adjoining Plat of Candle Ridge contain storm water retention/detention facilities common to the Plats of Candle Ridge and Park Ridge Divisions 1 and 2 that are hereby dedicated to the City of Mount Vernon. Maintenance and Operation of the stormwater control, and water quality functions of these facilities is the responsibility of the City of Mount Vernon. Maintenance of fences, landscaping, and plant materials within these tracts is the responsibility of the Park Ridge and Candle Ridge Homeowner's Association except in the event that such fences, landscaping and plant materials are damaged by the exercise of the City of Mount Vernon Maintenance activities.

Tract 999 is a NGPE to the City of Mount Vernon.

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 costs thereof shall be borne equally by the present and future owners of the abutting property and their heirs, 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.

8. A Private Drainage easement affecting a portion of each tract.

9. A Utilities easement affecting a portion of the subject property.



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