



200912300116  
Skagit County Auditor

12/30/2009 Page 1 of 5 3:59PM

**AFTER RECORDING MAIL TO:**  
Mr. Sean Corcoran, Ms. Alisha Joplin  
1120 Maddox Creek Lane  
Mount Vernon, WA 98274

Filed for Record at Request of  
Galvin Realty Law Group  
Escrow Number: S09-00508-JBSS

LAND TITLE OF SKAGIT COUNTY  
134533-5 **Statutory Warranty Deed**

Grantor(s): Linh N. Vu and Viola T. Tenorio  
Grantee(s): Sean Corcoran and Alisha Joplin  
Abbreviated Legal:  
Lot 1, Gilbert's Add.  
Assessor's Tax Parcel Number(s): 4793-000-001-0000 / P119115

THE GRANTOR Linh N. Vu and Viola T. Tenorio, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sean Corcoran, as a single person and Alisha Joplin, as a single person the following described real estate, situated in the County of Skagit, State of Washington.

Lot 1, "PLAT OF GILBERT'S ADDITION," as per plat recorded on April 30, 2002, under Auditor's File No. 200204300099, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.  
Subject to easements, restrictions, covenants, reservations, conditions and agreements, if any of record and as per Exhibit "A" attached hereto and by this reference is made a part hereof.

Dated December 23, 2009

\_\_\_\_\_  
Linh N. Vu

Viola T. Tenorio  
Viola T. Tenorio

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
4004  
DEC 30 2009  
Amount Paid \$3029.42  
Skagit Co. Treasurer  
By man Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I ~~know~~ or have satisfactory evidence that Linh N. Vu and Viola T. Tenorio  
~~is/are~~ the person(s) who appeared before me, and said person(s) acknowledged that he/she/they  
signed this instrument and acknowledge it to be his/her/their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: December 29, 2009

KAREN L. MAUCK  
STATE OF WASHINGTON  
NOTARY PUBLIC  
My Commission Expires 11-2-2011

Karen L. Mauck  
Print Name: Karen L. Mauck  
Notary Public in and for the State of Washington  
Residing at Snohomish  
My appointment expires: 11-2-2011

**EXHIBIT "A"**

**Schedule "B-1"**

**134533-S**

**EXCEPTIONS:**

**A. RESERVATIONS CONTAINED IN DEED:**

**From:** W.M. Lindsey and Emma S. Lindsey, his wife  
**Recorded:** April 17, 1902  
**Auditor's No.:** 39602, in Volume 44 of Deeds, page 499  
**As Follows:** Excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with right of entry to take and remove the same.

(Affects all parcels)

**B. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:**

**For:** Electric transmission and distribution line  
**In Favor Of:** Puget Sound Power & Light Company  
**Recorded:** February 27, 1952  
**Auditor's No.:** 472022  
**Affects:** A strip of land the centerline of which is described as follows:

Beginning at a point on the North line of Secondary State Road, 697.25 feet East of the ¼ corner between Sections 21 and 28, Township 34 North, Range 4 East, W.M.; thence North 2°0' East 331.2 feet; thence North 6°64' East 214.12 feet; thence North 33°30' East 343.2 feet; thence North 58°0' East to the East line of the above tract.

**C. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**Between:** Thomas, Inc.  
**And:** Wes Simpson  
**Dated:** September 18, 1998  
**Recorded:** September 28, 1998  
**Auditor's No.:** 9809280117  
**Regarding:** Maintenance of TRD-1000 Plant

**D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

**Grantee:** Puget Sound Energy, Inc., a Washington Corporation  
**Purpose:** The right to construct, operate, maintain, repair, replace, improve, remove, enlarge, and use the easement area for one or more utility systems for purposes of transmission, distribution and sale of electricity

**Area Affected:**

**Easement No. 1:** All streets and road rights-of-way as now or hereafter designed, platted, and/or constructed within the above described property. (When said streets and road 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 open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road rights-of-way.

- Continued -



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EXCEPTIONS CONTINUED:

D. Area Affected (Continued):

Easement No. 3: All areas located within a 10 (ten) feet perimeter of the exterior surface of all ground mounted vaults and transformers.

Easement No. 4: No vehicular access, parking or driven surfaces shall be located within a 5 (five) foot perimeter of all of Grantees' ground mounted or semi-buried vaults, pedestals, transformers and/or handholds.

Dated: October 23, 2001  
Recorded: November 1, 2001  
Auditor's No.: 200111010110

E. Dedication contained on the face of the Plat, as follows:

"...dedicate to the use of public forever, the streets, avenues, and Tract "X" 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 slope for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

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

1. Description and exception information is from Land Title Company Subdivision Guarantee, Order No. S-95635, dated October 16, 2001;

2. For additional subdivision and meridian information, see Short Plat No. 8-80, recorded in Volume 4 of Short Plats, page 106, record of Survey Map recorded in Volume 11 of Surveys, pages 48-49, Plat of East Section Heights, recorded in Volume 16 of Plats, pages 98-100 and Plat of Maddox Creek P.U.D. Phase 1, recorded in Volume 16 of Plats, pages 121-130, all in records of Skagit County, Washington.

3. Zoning Classification: R-1, 9.6, single family residential.

This development is utilizing the new City of Mount Vernon cluster ordinance. Based upon the existence of critical areas and the City of Mount Vernon's desire to create developments utilizing a net density of four units per acre. The City Planning is allowing a reduction to the minimum allowable lot size for the R-1, 9600 zoning.

4. Set backs:

Front yard: 25 feet on arterial streets and 20 feet on all other streets. Buildings on corner Lots and through lots shall observe the minimum setback on both streets.

Side yard: Five feet. The total of the two side yards shall be a minimum of 15 feet.

Rear yard: 20 feet. Where a rear yard abuts an alley, accessory buildings such as garages and carports may be located within eight feet of the rear property line.

5. Sewage Disposal – City of Mount Vernon;

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**EXCEPTIONS CONTINUED:**

**F. (Continued)**

6. Storm Drainage – City of Mount Vernon;
7. Street Standard - City of Mount Vernon;
8. Water – Skagit County P.U.D. No. 1;
9. Power – Puget Sound Energy;
10. Telephone – Verizon Northwest;
11. Gas – Cascade Natural Gas;
12. Television Cable – AT&T Broadband;
13. Garbage Collection – City of Mount Vernon, Solid Waste Collection for lots shall be at the edge of the public right of way;
14. Meridian – Assumed;
15. Basis of Bearing: South line of the Southeast ¼ of Section 21, Township 34 North, Range 4 East, W.M. Bearing – North 89°48'37" East
16. Instrumentation: Leitz Set 4A Theodolite Distance Meter;
17. Survey Procedure: Field Traverse;
18. Wetland boundary line shown hereon is based upon field delineation by Northwest wetland solutions in February 2001.
19. All lots within the subdivision are subject to impact fees for school, fire bridge, parks and any other city impact fees, payable upon issuance of a building permit.
20. Siltation control devices may be required for each lot during construction or subsequent soil disturbance, see City of Mount Vernon Engineering Department for details.
21. This property is subject to and together with easements, reservations, restrictions, covenants, liens, leases or other instruments of record referred to in Land Title Company Report referenced under Note 2 above. Said report lists documents recorded under Auditor's File Nos. 200108070116, 39602, 472022 and 200111010110.
22. Homes shall be built on site and no modular or manufactured homes are permitted.

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**EXCEPTIONS CONTINUED:**

**F. (Continued)**

23. The delineated on-site wetlands together with the buffer area within Tract "X" are dedicated to the City of Mount Vernon, upon requests of the applicant. The dedication shall provide that the wetland property shall be available for enhancement for purposes of off-site wetland mitigation for other development projects. The right to enhancement shall be granted to the applicant and its successors in interest.

**G. Sidewalk and Utilities Easement as delineated and contained on the face of Plat, as follows:**

"An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No.1, Puget Sound Energy, Verizon Northwest, Cascade Natural Gas, Corp., and AT&T Broadband and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts as shown on the face of this plat, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, lines, fixtures, appurtenances attached thereto, for the purpose of providing utility services and sidewalk 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."

**H. Private Drainage and Sewer Easements as delineated and contained on the face of the Plat, as follows:**

"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.

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

**I. Storm Drain Easement to City of Mount Vernon as delineated and contained on the face of the Plat, as follows:**

"A storm drain easement is hereby granted to the City of Mount Vernon, to construct, maintain, replace, reconstruct, and remove drainage and detention facilities, with all appurtenances incident thereto or necessary therewith, in, under and across the said premises, and to cut and remove from said easement any trees, fences and other obstructions which may endanger the safety or interfere with the use of said drainage and detention facilities, or appurtenances attached or connected therewith, and the right of ingress and egress to and over said premises at any and all times for the purpose of doing anything necessary for the easement hereby granted. Adjoining property owners are prohibited from constructing fences, buildings or other objects within the easement area. Adjoining property owners are prohibited from placing fill, or other debris within easement area, or otherwise altering the detention facility side slope areas, or access road. Vehicular access in the easement area is restricted specifically to public maintenance vehicles."



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