UNOFFICIAL DOCUMENT

200209090081
Skagit County Auditor
9/9/2002 Page 1 of 4 11:28AM

200208010011
Skagit County Auditor
8/1/2002 Page 1 of 3 8:41AM

AFTER RECORDING MAIL TO:
Carl Berliner
2303 S. 15th Street
Mount Vernon, WA 98274

Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: S-101673-E

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Curtis D. Johnson, Victoria S. Johnson
Grantee(s): Carl M. Berliner, Heather J. McAleer
Abbreviated Legal: Lot 38, BLACKBURN RIDGE, PLAT OF, records of Skagit County, WA
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P113188/4708-000-038-0000

THE GRANTOR CURTIS D. JOHNSON and VICTORIA S. JOHNSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CARL M. BERLINER and HEATHER J. McALEER, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:
Lot 38, "PLAT OF BLACKBURN RIDGE", as per plat recorded in Volume 16 of Plats, pages 206 through 208, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject to: Schedule "B-1" attached hereto and made a part thereof.

THIS DEED IS BEING RE-RECORDED TO ADD GRANTEES MIDDLE INITIALS.

3995
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
AUG 0 1 2002
Amount Paid $ 3,417.00
Skagit Co. Treasurer
By Deputy

Dated this 24th day of July, 2002

By Curtis D Johnson
Curtis D. Johnson

By Victoria S. Johnson
Victoria S. Johnson

STATE OF WASHINGTON }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Curtis D. Johnson & Victoria S. Johnson is the person s who appeared before me, and said person s acknowledged that they signed this instrument and acknowledged it to be they free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 31, 2002

CARRIE HUFFER
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
12/31/03

Carrie Huffer
Notary Public in and for the State of WASHINGTON
Residing at Burlington
My appointment expires: 12/31/2003

#4154
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
SEP 0 9 2002
Amount Paid $
Skagit Co. Treasurer
By Deputy

Schedule "B-1" S-101673-E

EXCEPTIONS:

A. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

B. Easements shown on face of Plat, as follows:

Utility Easement Provisions -

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, G.T.E., and T.C.I. Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior seven (7) or ten (10) 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. Easement unless approval has been granted by the City Engineer.

Utility Easements on Lots 5, 6, 28 and 29 -

Non-exclusive easements for public utilities as illustrated on lots 5, 6, 26 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 improvement that may hinder and privilege granted to the City.

Private Drainage Easement -

An easement for the purpose of conveying local stormwater 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.

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

NOTE -

All roof and footing drains shall be connected (tight lines) to the storm drainage system.

- continued -

VS C9

LTC-SC-2

200208010011
Skagit County Auditor
8/1/2002 Page 2 of 3 8:41AM

200209090081
Skagit County Auditor
9/9/2002 Page 2 of 4 11:28AM

UNOFFICIAL DOCUMENT

Schedule "B-1" S-101673-E

EXCEPTIONS CONTINUED:

B. (Continued):

NOTE -

Vehicular access to and from Blackburn Road shall be prohibited across all of Tract C and the West 90 feet of Lot 4B.

C. DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT FOR BLACKBURN RIDGE, AS HERETO ATTACHED:

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

V5 C9

UNOFFICIAL DOCUMENT

LTC-SC-2

200208010011
Skagit County Auditor
8/1/2002 Page 3 of 3 8:41AM

200209090081
Skagit County Auditor
9/9/2002 Page 3 of 4 11:28AM

UNOFFICIAL DOCUMENT

STATE OF WASHINGTON } SS
COUNTY OF SKAGIT

I, Auditor of Skagit County, State of Washington, do hereby certify that the foregoing copy of Deed is a true and [illegible] exemplification and copy from the record, as the same appears in Volume ____ of OR of Page ____ under Number 200209010011 of Records of Skagit County, Washington,

IN TESTIMONY WHEREOF, I hereunto set my hand and seal of my office this 3 day of Sept 2002

[signature] Auditor By [signature] Deputy

200209090081
Skagit County Auditor
9/9/2002 Page 4 of 4 11:28AM