

AFTER RECORDING MAIL TO:
Michael A. Cesena
1325 Alpine View Drive
Mount Vernon, WA 98274



200509090060
Skagit County Auditor

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Filed for Record at Request of
Security First Escrow, Inc.
Escrow Number: 05-00263-JJ ✓
CHICAGO TITLE IC36156 ✓

Statutory Warranty Deed

Grantor(s): Becky L. Patterson
Grantee(s): Michael A. Cesena
Abbreviated Legal:

Assessor's Tax Parcel Number(s): P104282

THE GRANTOR Becky L. Patterson, an unmarried individual now and at all times since acquiring title for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Michael A. Cesena, a married man as his separate property the following described real estate, situated in the County of Whatcom, State of Washington.

Lot 15, Eaglemont Phase 1A, according to the plat thereof, recorded in Volume 15 of Plats, pages 130 through 146, records of Skagit County, Washington.
Situate in Skagit County, Washington.

SUBJECT TO: Exhibit A attached hereto and made a part thereof.

Dated September 2, 2005

Becky L. Patterson
Becky L. Patterson

49105
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 09 2005

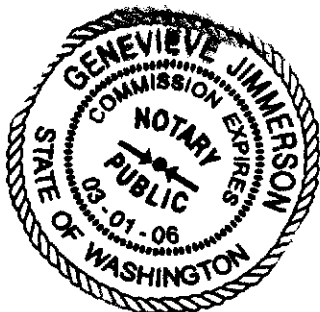
Amount Paid \$ 9403.10
By [Signature] Skagit Co. Treasurer/Deputy

STATE OF Washington
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Becky L. Patterson

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: 9/6/05



Genevieve Jimmerson
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 3/01/2006

EXHIBIT "A"

1. 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
2. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: October 11, 1993
Auditor's No(s): 9310110127, records of Skagit County, Washington
In favor of: Cascade Natural Gas Corporation
For: 10 foot right-of-way contract

Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: November 2, 1993
Auditor's No.: 9311020145, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: All streets and roads within said plat, exterior 10 feet of all lots parallel with street frontage, and 20 feet parallel with Waugh Road

4. Easement provisions contained on the face of said plat, as follows:

Those areas designated buffer easement are for landscape zones, maintained by the property owners and preserved free of buildings or structures.

5. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to Public Utility District No. 1, Puget Sound Power & Light Co., TCI Cablevision of Washington, Inc., GTE Northwest, Inc., and the City of Mount Vernon, and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and drainage retention ponds identified on the plat, in which to install, lay, construct, renew, operate, maintain, and remove utility systems, drainage 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, 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.

6. Easement provisions contained on the face of said plat, as follows:

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



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7. Easement provisions contained on the face of said plat, as follows:

- A. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a Municipal corporation, its successors or assigns, the perpetual right, privilege, and authority enabling the P.U.D. to do all things necessary or proper in the construction and maintenance of a waterline, lines, or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines, or related facilities, along with necessary appurtenances for the transportation of water over, across, along, in and under the front 10 feet adjacent to the street right-of-way of all lots, together with the private streets known as Unison Place, New Woods Place, Alpine View Place, and all other easements designated as utility easements shown hereon; also, the right to cut and/or trim brush, timber, trees, or other growth standing or growing upon the lands of the grantor which, in the opinion of the district, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line, the grantor agrees that title to all timber, brush, trees, other vegetation, or debris trimmed, cut, and removed from the easement pursuant to this agreement is vested in the district.
- B. Grantor, its heirs, successors, or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the general manager of the district. Grantor shall conduct its activities and all other activities on grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements or other facilities, now or hereafter maintained upon the easement or in any way interfere with, obstruct, or endanger the district's use of the easement.

8. Easement provisions contained on the face of said plat, as follows:

There is hereby granted to the City of Mount Vernon an easement over and across the areas designated on the plat map as non-exclusive slope easements with the right to the city to enter upon said premises for the purpose of maintaining, reconstructing, or replacing existing constructed cut and fill slopes and all appurtenances necessary thereto. The present and future lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The City shall under no circumstance be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

9. Easement provisions contained on the face of said plat, as follows:

There is hereby granted to the City of Mount Vernon permanent easement over and across the areas designated on the plat map as wall easements, with the right to the city to enter upon said premises to reconstruct the existing structural walls and all appurtenances or replace the existing walls with constructed slopes and all appurtenances necessary thereto. The City may also enter upon said premise for the purpose of performing maintenance to the existing walls or future constructed slopes. The present and future lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The City shall under no circumstance be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.

10. Easement delineated on the face of said plat;
For: Utilities and other undisclosed purposes
Affects: The exterior 10 feet adjacent to street frontage

11. Provisions contained on the face of said plat, as follows:

- A. The areas designated as community tracts shall be owned by the Homeowners' Association. The maintenance of these areas shall be in strict compliance with the approved landscaping plan unless otherwise directed by the City. The cost of said maintenance shall be the sole responsibility of the association. The City of Mount Vernon reserves the right to enter these areas for emergency purposes at its own discretion.
- B. These areas designated as Tracts A, B, C, D, and E shall be owned by the City of Mount Vernon. These areas shall be landscaped and maintained in strict compliance with the city approved landscaping plan unless otherwise approved by the City. The landscaping and maintenance of these areas shall be the sole responsibility of the Homeowners' Association.
- C. These areas shall be landscaped and maintained by the Homeowners' Association in strict compliance with the city approved landscape plan or as otherwise approved by the City. All future and present lot owners shall refrain from placing or constructing or allowing others to place or construct any buildings or other improvements of any kind upon said premise. The Homeowners' Assoc. shall under no circumstance be held responsible for the restoration of any building or improvements if they are disturbed during the exercise of this easement.



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- D. Pursuant to Ordinance 2386 Section 98 each dwelling unit in this plat shall receive a one-time credit of \$705.00 to be applied toward the capacity charge of the sewer connection fees.
- E. Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.

12. Dedication on the face of said plat, as follows:

Know all persons by these presents that Sea-Van Investments, a State of Washington corporation owner in the fee simple or contract purchaser and 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 public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots and block shown on this plat in the original reasonable grading of the streets and avenues shown hereon, together with Tract F as shown on Sheet 5. The undersigned also dedicate to the Eaglemont Homeowners' Association the private roads named New Woods Place and Unison Place, together with all parcels designated as community tracts.

13. Covenants, conditions, restrictions, and easements 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: January 25, 1994

Auditor's No(s): 9401250030, records of Skagit County, Washington

Executed By: Sea-Van Investments Association

AMENDED by instrument:

Recorded: December 11, 1995, March 18, 1996, and February 1, 2000

Auditor's No.: 9512110030, 9603180110, 200002010099 and 200002010100, records of Skagit County, Washington

14. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 25, 1994

Auditor's No(s): 9401250030, records of Skagit County, Washington

Imposed By: Sea-Van Investments Association

AMENDED by instrument(s):

Recorded: December 11, 1995

Auditor's No(s): 9512110030, records of Skagit County, Washington

15. Notes disclosed on the face of survey recorded in Volume 13 of Surveys, page 152, under Auditor's File No. 9212100080, records of Skagit County, Washington; as follows:

A. Road easement for ingress, egress, and utilities over, under and across. (To be dedicated to the city in the future.)

B. Parcel A is subject to easements for construction, maintenance and access of public and private utilities. (To be dedicated in the future.)

C. Proposed access to the West Half of the Northeast Quarter of the Southwest Quarter. Exact location will be determined at a future date.

16. Note as disclosed on the face of said plat, as follows:

Tract for ingress, egress, Skagit County P.U.D. and utilities;

Affects: Access tract as shown on said plat

17. Notice of Impact Fees as disclosed on the face of said plat, as follows:

Any lot within this subdivision may become subject to impact fees payable on issuance of a building permit in the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.



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18. 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: The State of Washington

Recorded: February 6, 1942

Auditor's No.: 349044, records of Skagit County, Washington

Executed By: English Lumber Company

As Follows: Reserving, however, unto the grantor, its successors and assigns, all coal, minerals, mineral ores, and valuable deposits of oil and gas in said lands now known or hereafter discovered, with the right to prospect for, extract, and remove the same; provided however, that the grantor, its successors or assigns shall pay to the grantee, their heirs or assigns, any damage caused to the surface of said lands by the extraction or removal of any such coal, minerals, mineral ores, oil or gas and by the operations of prospecting for and mining the same.

19. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: August 25, 1993

Auditor's No(s): 9308250085, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A 10-foot wide strip in the Southeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian

Note: Exact location and extent of easement is undisclosed of record.

20. Easement delineated on the face of said plat;

For: 15-foot non-exclusive slope to city

Affects: The exterior 15 feet of Lot 15 abutting upon streets

- END OF EXHIBIT "A" -



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