



200704230119

Skagit County Auditor

4/23/2007 Page 1 of 3 11:32AM

When recorded return to:

Nathaniel J. Siewny and Laura A. Siewny
214 South 28th St.
Mt. Vernon, WA 98273

CHICAGO TITLE CO.**STATUTORY WARRANTY DEED**

Escrow No.: 0703090

Title Order No.: IC41927 ✓

THE GRANTOR(S)

David D. Lowell, a married man as his separate property

for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration, in hand paid,
conveys, and warrants to

Nathaniel J. Siewny and Laura A. Siewny, husband and wife

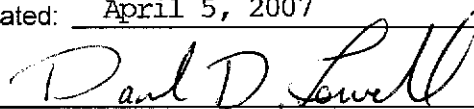
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 26, PLAT OF EASTMONT, according to the Plat thereof recorded in Volume 15 of Plats,
Pages 199 through 201, records of Skagit County, Washington.
Situated in Skagit County, Washington.

SUBJECT TO: See the SCHEDULE B-001 attached hereto for easements, restrictions,
reservations, covenants, conditions, assessments, declarations, and/or other matters of record.

Tax Parcel Number(s): 4637-000-026-0005-P106569

Dated: April 5, 2007

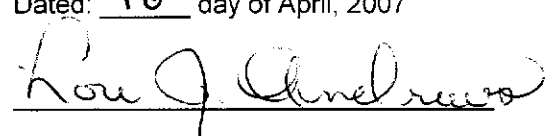

David D. Lowell

STATE OF Washington

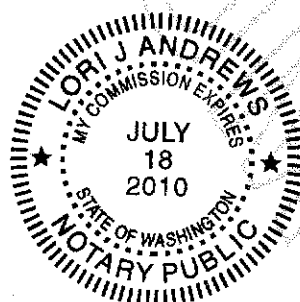
) ss.

COUNTY OF Snohomish

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

Dated: 16th day of April, 2007
Notary Public in and for the State of Washington
residing at Sedro Woolley
My Commission Expires: 7/18/2010#1864
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 23 2007

Amount Paid \$ 4668.00
By Skagit Co. Treasurer
Deputy

SCHEDULE B-001

1. Easement delineated on the face of said plat;
For: Utilities
Affects: The exterior 7 feet of said premises adjacent to and parallel with street frontage
2. Easement delineated on the face of said plat;
For: Drainage
Affects: The East 20 feet of said premises
3. Setbacks as delineated on the face of said plat;
Affects: The West 20 feet and the East 20 feet of said premises
4. Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, Continental Telephone Company of the Northwest, Inc., Cascade Natural Gas Corporation, and TCI Cablevision of Washington, Inc., and their respective successors and assigns, under and upon the easements, identified upon this Plat of Eastmont in which to install, lay, construct, renew, operate, and 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, 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.

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

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 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.

STORMWATER FACILITIES – OPERATION/MAINTENANCE

Stormwater retention/detention facilities common to the Plat of Eastmont 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 Eastmont Homeowners 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.

6. Impact fee notice as disclosed on the face of said plat, as follows:

Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance No. 2552 and 2596.



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7. Notes as disclosed on the face of said plat, as follows:
- A. Sideyard set-backs shall be as defined in Mount Vernon City Ordinance Section 17.15.070.
 - B. Water supplied by Skagit Co. Public Utility District No. 1.
 - C. Sewage disposal by City of Mount Vernon.
 - D. Zoned – R-1, 9.6.
8. Terms and conditions of the City of Mount Vernon Ordinance;
Recorded: July 18, 1990
Auditor's No.: 9007180053, records of Skagit County, Washington
9. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: October 27, 1994
Auditor's No(s): 9410270072, records of Skagit County, Washington
Executed By: John Hocking, John Lind, and Sandra Hocking
10. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: October 27, 1994
Auditor's No(s): 9410270073, records of Skagit County, Washington
Imposed By: John Hocking, John Lind, and Sandra Hocking

- END OF SCHEDULE B-001 -