



200801300083

Skagit County Auditor

When recorded return to:

1/30/2008 Page 1 of 2 11:59AM

Ms. Kimberly C. Vail
2211 Riley Road
Mt. Vernon, WA 98273

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 01-03211-08

Grantor: Windwood Development, LLC
Grantee: Kimberly C. Vail

Tax Parcel Number(s): 4767-000-047-0000

Lot 47, BLACKBURN RIDGE PHASE 2

CHICAGO TITLE COMPANY
IC44607

Statutory Warranty Deed

THE GRANTOR Windwood Development, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kimberly C. Vail, a Single Person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 47, BLACKBURN RIDGE PHASE 2

Tax Parcel Number(s): 4767-000-047-0000

Lot 47, PLAT OF BLACKBURN RIDGE PHASE 2, according to the plat thereof, recorded October 31, 2000, under Auditor's File No. 200010310122, records of Skagit County, Washington. Situate in Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 1/22/2008

Windwood Development, LLC

By: Milt Armstrong, Managing Member

#292
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

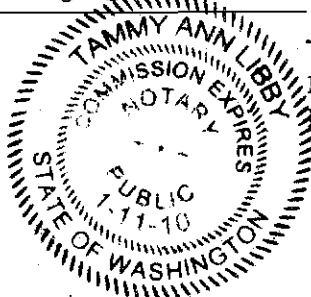
JAN 30 2008

Amount Paid \$ 4508.40
By M AM Skagit Co. Treasurer
Deputy

STATE OF Washington
COUNTY OF SKAGIT SS:

I certify that I know or have satisfactory evidence that Milt Armstrong
is/are the person(s) who appeared before
me, and said person(s) acknowledge he signed this instrument, on oath stated he
is/are authorized to execute the instrument and acknowledge that as the
Managing Member of Windwood Development, LLC
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-28-08



Notary Public in and for the State of Washington
Residing at EDMONDS

1-11-2010

EXHIBIT "A"

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.

Easement delineated on the face of said plat;

For: Utilities

Affects: 10 feet of said premises adjacent to street

Building Envelopes delineated on the face of said plat.

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

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 AT & T of Washington Inc., and their respective successors and assigns under and upon the exterior seven or 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 unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

Private Drainage Easement provisions contained on the face of said plat, as follows:

An easement for the purpose of conveyed 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 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.

Typical Building Setback;

Front Yard Lots at street corners are considered to have two front yards, 25 feet on Blackburn Road, and 20 feet on all other streets. Rear yard 20 feet. Side yard minimum 5 feet (Total B). building envelopes are illustrated by dashed lines inside each building lot.

Notes on the face of said plat, as follows:

All roof and footing drains shall be connected tight-lined to the storm drainage system. All lots within this subdivision are subject to impact fees payable on issuance of a building permit. The following documents provide all the necessary storm drainage easements which service this subdivision. The following documents provide all the necessary sanitary sewer easements which service this subdivision. Tract B is not a building lot. The parcel designated Tract B is for ingress, egress, and access only to adjacent properties. Tract B may be deeded to anyone of the adjoining parcels.

Sewer Credits on the face of said plat, as follows:

Pursuant to Ordinance No. 2386. Each lot receives (S.F.R.) \$1,800.00 Expansion Credits. \$320.00 Capacity Credits. Each Duplex Lot receives \$2,700.00 Expansion Credits. \$320.00 Capacity Credits.

Covenants, conditions, and restrictions 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: October 12, 2000

Auditor's No(s): 200010120092, records of Skagit County, Washington

Executed By: Dean Holt Construction



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Skagit County Auditor