

When recorded return to:

Mr. and Mrs. Manjit Lidder
4112 East College Way
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title & Escrow
File Number B95327



200810100111
Skagit County Auditor

10/10/2008 Page 1 of 6 3:32PM

Statutory Warranty Deed

THE GRANTORS Juan C. Gonzalez and Maria Salas Tapia, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Manjit Lidder and Kashmir S. Lidder, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 16, "PLAT OF THUNDERBIRD CREEK P.U.D."

GUARDIAN NORTHWEST TITLE CO.

Tax Parcel Number(s): P111411, 4691-000-016-0000

B95327-1

Lot 16, "PLAT OF THUNDERBIRD CREEK P.U.D.", as per plat recorded in Volume 16 of Plats, Pages 159 through 161, records of Skagit County, Washington.

SUBJECT TO covenants, conditions, restrictions, and easements per attached Schedule B-1, made a part hereof.

Dated 10-8-08

Juan C. Gonzalez

Maria Salas Tapia

2348
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

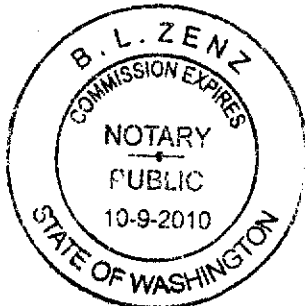
OCT 10 2008

STATE OF Washington }
COUNTY OF Skagit } SS:

3565.00
By MF

I certify that I know or have satisfactory evidence that Juan C. Gonzalez and Maria Salas Tapia, the persons 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.

Date: 10-8-08



Notary Public in and for the State of Washington
Residing at Sedra Kowley
My appointment expires: 10-9-10

Schedule "B-1"

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a Municipal Corporation
And: Joseph D. Woodmansee and Kimberly A. Woodmansee,
husband and wife, and M.R. Nilson, Inc., a Washington
Corporation
Dated: February 5, 1997
Recorded: February 27, 1997
Auditor's No: 9702270007
Regarding: Formation of Local Improvement District

B. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: March 22, 1994
Auditor's No: 9403220023
Purpose: Right to enter said premises to operate, maintain and repair
underground electric transmission and/or distribution system,
together with the right to remove brush, trees and landscaping
which may constitute a danger to said lines
Affects: As shown on the face of the plat

Contains covenant prohibiting structures over said easement or other activity, which might endanger the
underground system.

**C. MATTERS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING
PLAT/SUBDIVISION:**

Plat/Subdivision Name: Thunderbird Creek P.U.D.
Recorded: March 14, 1997
Auditor's No.: 9703140053

Said matters include but are not limited to the following:

1. An easement for stormwater drainage/detention facilities common to the Plat of Thunderbird Creek P.U.D. is hereby granted 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 perimeter fences, landscaping and plant materials, if any within this easement is the responsibility of the homeowners within the Plat of Thunderbird Creek P.U.D. The installation of fences, landscaping, or other items that may hinder any privilege granted to the City within the limits of the drainage/pond, ingress, egress and utility easements on Lots 16 and 17 shall be prohibited.

2. An easement for the purpose of conveying 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, and 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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3. An easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Power, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior front boundary lines of all lots and tracts as shown hereon and other utility easements shown on the face of the plat, 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 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.

4. 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 PUD to do all things necessary or proper in the construction and maintenance of a water line, 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 the necessary appurtenances for the transportation of water over, across, along in and under the lands as shown on this Plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor; also, the right to cut and/or trim all 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 the agreement is vested in the District.

5. 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.

6. Any lot within this subdivision will become subject to impact fees payable upon issuance of a building permit.

7. Utility Sources: Telephone – G.T.E.
Power – Puget Power
Television – TCI Cablevision
Storm – City of Mount Vernon
Sewer – City of Mount Vernon
Water – Public Utility District No. 1 of Skagit County

8 Tract "X" is to be boundary line adjusted to the adjoining property owner. The boundary line adjustment recognizes the existing line of occupation (fence line) to be the future property line. Tract "X" is not a separate building lot and said Tract is to be encumbered by the drainage easement shown hereon.

9. Tract "Y" is dedicated to the City of Mount Vernon as a corridor for the conveyance of storm water via Thunderbird Creek. This conveyance includes the Associated Wetlands and Native Growth Protection Area consistent with the City of Mount Vernon's critical areas ordinance.

10. Tract "Z" is to be used for the benefit of Lots 11, 12, 13, 14 and 15 of this Plat. The City of Mount Vernon and private utility companies for ingress, egress and utilities. The maintenance of the roadway within said Tract "Z" is the responsibility of said lot owners and the cost of which is to be shared equally. The City of Mount Vernon or any other utility grantee shall be responsible for all unnecessary damage it causes during maintenance of repair of their utilities.



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11. No debris shall be placed with the 20-foot drainage easement to the City of Mount Vernon. Removal of debris, if necessary, shall be done at the expense of the lot owner. Any constructing or grading within this easement area must be approved by the City Engineer.

12. The maintenance of the roadway within the easement for Lots 16 and 17 is the responsibility of said lot owners.

13. "...use of the public forever, the streets, avenues, ways, places and Tract "Y", shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes or purposes as noted 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.

14. Building Set Backs:

Front Yard: 20' minimum (lots and street corners are considered to have two front yards)

Rear yard: 20'

Side Yard: Minimum 5' (Total 15')

15. 10' utilities easement adjacent to North 42nd Place and E. College Way.

16. 20' drainage easement affecting Lots 1 - 7

17. 20' landscaping easement affecting Lots 8, 9 and open space area

18. 25' private drainage easement affecting Lots 13 - 17

19. 20' easement to PUD No. 1 affecting Lots 5 and 6

20. Location of existing wire fence affecting Lots 1 - 7

21. 15' utility and drainage easement affecting Lots 8 and 9

22. Drainage, utilities and public non-motorized transportation easement affecting open space area.

23. 25' ingress, egress and utility easement for Lots 16 and 17, affecting Lots 16 and 17

24. Wetland locations

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon

Dated: June 23, 1976

Recorded: June 24, 1976

Auditor's No.: 837658

Purpose: To construct, maintain and remove drainage facilities

Area Affected: North 5 feet of Lots 16 and 17



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Recorded: June 24, 1976

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Area Affected: North 5 feet of Lots 16 and 17



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Skagit County Auditor

Order No: B95327

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	City of Mount Vernon
Dated:	March 23, 1976
Recorded:	June 17, 1976
Auditor's No.:	837063
Purpose:	To construct, maintain and remove drainage facilities
Area Affected:	North 5 feet of Lots 16 and 17



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