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AFTER RECORDING MAIL TO:

Nadelie N. Newman
2017 N. 35th Street
Mount Vernon, WA 98273



200003310106

Kathy Hill, Skagit County Auditor

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Filed for Record at Request of
Norwest Escrow Company
Escrow Number: 04-00018-00

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

61627-1

Grantor(s): Sandy Angotti and Melinda Angotti
Grantee(s): Nadelie N. Newman

Abbreviated Legal: Lot(s) 27 Fox Hill Estates Div. 2 Volume 14 Page(s) 21

Assessor's Tax Parcel Number(s): 4484-000-027-0006 R83292

THE GRANTOR Sandy Angotti and Melinda Angotti, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nadelie N. Newman, a single person the following described real estate, situated in the County of Skagit, State of Washington

Lot(s) 27, "Fox Hill Estates Div. 2, according to the plat thereof recorded in Volume 14 of plats, Page(s) 21, records of Skagit County, Washington.

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

Dated: March 20, 2000

Sandy Angotti
Sandy Angotti

Melinda Angotti
Melinda Angotti

34596
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

MAR 31 2000

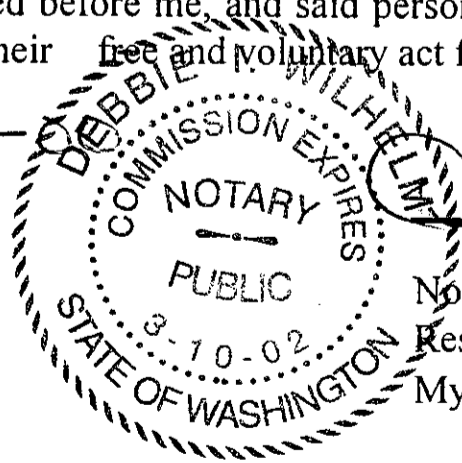
Amount Paid \$ 2011.40
Skagit Co. Treasurer
By *DDV* Deputy

State of Washington
County of Benton

}
} SS:

I certify that I know or have satisfactory evidence that Sandy Angotti & Melinda Angotti are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-27-00



Debbie D. Wilhelm

Notary Public in and for the State of Washington
Residing at *Kennelwick*
My appointment expires: *3-10-02*

Commitment No. 00061627

Schedule "B-1" Exceptions

A. Rights of the public as set forth in the dedication of the plat to use "...forever all streets and avenues shown thereon and the use thereof for 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 blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."

Said rights were further restated in said dedication, as follows:

"...dedicates to the use of the public forever, the streets and avenues shown hereon and the use thereof for all public purposes consistent with the use thereof for public highway purposes together with the right to make all necessary slopes for cuts and fills upon the lots and blocks shown hereon in the original reasonable grading of all such streets and avenues shown hereon."

B. EASEMENT PROVISIONS SET FORTH ON THE FACE OF THE PLAT, AS FOLLOWS:

"An easement is hereby reserved for and granted to City of Mount Vernon, Puget Sound Power & Light, Public Utility District No. 1, Contel, Nationwide Cablevision, Inc., and Cascade Natural Gas Co., and their respective successors and assigns under and upon the exterior seven (7) feet of front and 2.5 feet of side boundary lines of all lots and tracts, 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."

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantor:	Carib Development Company, Ltd.
Grantee:	Puget Sound Power & Light Company, a Washington corporation
Dated:	November 28, 1984
Recorded:	December 31, 1984
Auditor's No:	8412310081
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:

1. All Streets as constructed or to be constructed within the above described property. (This clause to become null and void when said streets are dedicated to the public.)
2. The exterior 7 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved Plat of Fox Hill Estates.
3. A 2.5 foot strip of land, parallel with and adjacent to all interior lot lines, said lot lines as delineated on the final approved Plat of Fox Hill Estates.



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Schedule "C" - continued

Commitment No. **00061627**

D. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between:	City of Mount Vernon, a municipal corporation
And:	Chester and Danielle Swindle
Dated:	September 14, 1987
Recorded:	October 27, 1987
Auditor's No:	8710270015

By said instrument, the City of Mount Vernon also acknowledged payment of \$700.00.



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