



200205100094

Skagit County Auditor

5/10/2002 Page 1 of 3 11:49AM

WHEN RECORDED RETURN TO
MIGUEL A ESCALANTE
1805 NORTH 35TH STREET
MOUNT VERNON, WASHINGTON 98273-5616



CHICAGO TITLE INSURANCE COMPANY

5110039

STATUTORY WARRANTY DEED

ISLAND TITLE CO. C 22009

Dated: MAY 3, 2002

THE GRANTOR

KARLA K FENIMORE, AN UNMARRIED PERSON AS HER SEPARATE ESTATE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

MIGUEL A ESCALANTE AND HOLLY M ESCALANTE, HUSBAND AND WIFE

the following described real estate situated in the County of SKAGIT

State of Washington:

Tax Account Number(s):
4474-000-060-0006

LOT 60, FOX HILL ESTATES DIV. 1, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 14 OF PLATS, PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY
THIS REFERENCE MADE A PART HEREOF AS IF FULLY INCORPORATED
HEREIN.

#2031

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 10 2002

Amount Paid \$ 2545.40
Skagit Co. Treasurer
By Deputy

Karla K. Fenimore

KARLA K. FENIMORE

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 005110039

SUBJECT TO:

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, including the terms and conditions thereof, granted by instrument;

Recorded: December 31, 1984

Auditor's No.: 8412310081, 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: A. 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.

B. 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

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

An easement is hereby reserved for and granted to City of Mt. 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 7 feet of front and _____ 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.

Agreement, including the terms and conditions thereof; entered into;

By: City of Mount Vernon

And Between: George R. Garcia and Betty A. Garcia

Recorded: April 3, 1985

Auditor's No.: 8504030051, records of Skagit County, Washington

Providing: Sewer connection

Easement delineated on the face of said plat;

For: Drainage and Utilities

Affects: The Southwesterly portion of said premises



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STATE OF WASHINGTON
COUNTY OF SKAGIT

SS

ON THIS 8th DAY OF May 2002, 20__ BEFORE ME, THE
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY
COMMISSIONED AND SWORN, PERSONALLY APPEARED
KARLA K. FENIMORE KNOWN TO ME TO BE THE INDIVIDUAL(S)
DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED
THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND VOLUNTARY
ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Marcie K. Paleck

NOTARY SIGNATURE

PRINTED NAME: MARCIE K. PALECK

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Mount Vernon

MY COMMISSION EXPIRES ON Oct. 15 2004.



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