

**AFTER RECORDING MAIL TO:**

Juan Padilla  
830 S. 28th Street  
Mount Vernon, WA 98274



200404160151  
Skagit County Auditor

4/16/2004 Page 1 of 2 3:12PM

Filed for Record at Request of  
Wells Fargo Escrow Company  
Escrow Number: 04-01264-04

FIRST AMERICAN TITLE CO.

80790-1

**Statutory Warranty Deed**

**Grantor(s):** Lance A. Black and Patricia K. Black

**Grantee(s):** Juan M. Padilla

**Abbreviated Legal:**

Lot 70 "Partington Place Div. 3."

**Additional legal(s) on page:**

**Assessor's Tax Parcel Number(s):** 4591-000-070-0009

THE GRANTOR Lance A. Black and Patricia K. Black, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Juan M. Padilla, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 70, "Partington Place Division 3", as per plat recorded in Volume 15 of Plats, pages 56 and 57, records of Skagit County, Washington.

SUBJECT TO: Exhibit "A" hereto attached and made a part hereof.

Dated: 4/15/04

Lance A. Black 1822 Patricia K. Black  
Lance A. Black SKAGIT COUNTY WASHINGTON Patricia K. Black  
REAL ESTATE EXCISE TAX

APR 16 2004

Amount Paid \$ 2794.60  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that **Lance A. Black and Patricia K. Black**

is/are the person(s) 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 for the uses and purposes mentioned in this instrument.

Dated: 4/15/04

Kelli A Mayo  
Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 6/19/2005



EXHIBIT "A"

Schedule "B-1" Exceptions

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.  
Dated: December 4, 1990  
Recorded: April 15, 1991  
Auditor's No.: 9104150079  
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.

Location:

The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat.

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Partington Place Div. 3  
Recorded: September 10, 1992  
Auditor's No.: 9209100066  
(Copy attached)

Said matters include but are not limited to the following:

1. An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corporation, and TCI Cablevision of Washington, Inc. and their respective successors and assigns under and upon the exterior ten (10) feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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.
2. "...dedicate to the use of the public 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."
3. A 15 foot private drainage easement affecting Lots 68-78.
4. Easement for drainage and easement to P.U.D. No. 1 affecting Lots 79 and 80.



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