



200409300074

Skagit County Auditor

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AFTER RECORDING MAIL TO:
Juan Santos Tomelloso
1812 North 35th Street
Mount Vernon, WA 98273

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: B82318

Statutory Warranty Deed

Grantor(s): Jesus Cavazos and Maria Soledad Cavazos
Grantee(s): Juan Santos Tomelloso
Assessor's Tax Parcel Number(s): 4474-000-014-0003 P83186

FIRST AMERICAN TITLE CO.

B82318E

THE GRANTOR Jesus Cavazos and Maria Soledad Cavazos, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Juan Santos Tomelloso, a single man the following described real estate, situated in the County of Skagit, State of Washington.

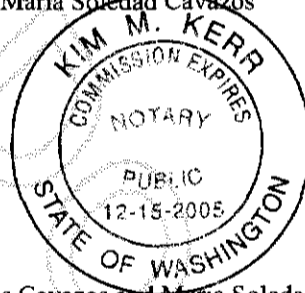
Lot 14, "FOX HILL ESTATES, DIVISION NO. 1", as per plat recorded in Volume 14 of Plats, pages 7 and 8, records of Skagit County, Washington.

Subject to paragraphs A thru C of Schedule B-1 of First American Title Company preliminary commitment no. B82318 attached hereto and made a part hereof by this reference.

Dated: September 14, 2004

[Signature]
Jesus Cavazos

[Signature]
Maria Soledad Cavazos



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jesus Cavazos and Maria Soledad Cavazos, the persons 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.

Date: 9-29-04

[Signature]
Keri M. Kerr

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/15/2005

#5292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 30 2004

Amount Paid \$ 2821.30
By [Signature] Skagit Co. Treasurer Deputy

Schedule "B-1"

Exceptions:

A. 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: Streets and strips of land adjoining lot lines

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

Short Plat No.: Fox Hill Estates Div. 1
 Recorded: March 19, 1985
 Auditor's No: 8503190027

Said matters include but are not limited to the following:

1. 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."

2. 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 7 (seven) feet of front and _____ feet of side boundary lines of all lots and tracts, in which 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.

3. A drainage easement affecting Lots 8 – 17, 38 and 39.

4. Drainage and utilities easement affecting Lots 40 and 60.



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C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation
And: Larry Deal
Dated: July 18, 1985
Recorded: July 24, 1985
Auditor's No.: 8507240013

By said instrument the City of Mount Vernon also acknowledged payment of \$689.60.



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