

AFTER RECORDING MAIL TO:  
Holly V. Bonnette, Elaine J. Gwin  
1807 North 35th Street  
Mount Vernon, WA 98273



200507280250  
Skagit County Auditor

7/28/2005 Page 1 of 2 1:53PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B85343

### Statutory Warranty Deed

Grantor(s): Eugene M. Landahl and Jennifer Linn Landahl  
Grantee(s): Holly B. Bonnette and Elaine J. Gwin  
Assessor's Tax Parcel Number(s): 4474-000-059-0009, P83197

FIRST AMERICAN TITLE CO.  
B 85343-1

THE GRANTOR Eugene M. Landahl and Jennifer Linn Landahl, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Holly V. Bonnette, an unmarried woman and Elaine J. Gwin, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 59, "FOX HILL ESTATES, DIVISION NO. 1", according to the plat thereof recorded in Volume 14 of Plats, pages 7 and 8, records of Skagit County, Washington.  
Subject to covenants, conditions, restrictions and easements, if any, as per Exhibit "A" attached hereto

Dated: 07/25/05

Eugene M. Landahl  
Eugene M. Landahl

Jennifer Linn Landahl  
Jennifer Linn Landahl  
# 4021  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

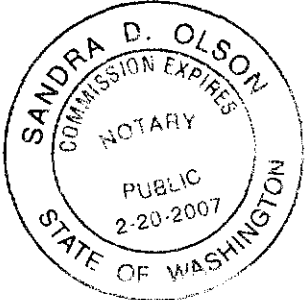
JUL 28 2005  
Amount Paid \$ 3226.80  
By [Signature] Skagit Co. Treasurer  
Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Eugene M. Landahl and Jennifer Linn Landahl, 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: 7-26-05

Sandra D. Olson



Notary Public in and for the State of Washington  
Residing at Burlington Wa  
My appointment expires: 2-20-07

EXHIBIT "A"

**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.



200507280250  
Skagit County Auditor