

When recorded return to:

Mr. Robert Norton
1917 N. 35th Pl.
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number: 89276



200610050055
Skagit County Auditor

10/5/2006 Page

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2 11:56AM

Statutory Warranty Deed

THE GRANTOR Freebourne Investments, LLC, a Washington corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert Norton, a single man the following described real estate, situated in the County of Skagit, State of Washington

FIRST AMERICAN TITLE CO.
89276E-1

Abbreviated Legal:
Lot 35, "FOX HILL ESTATES, DIVISION 3"

Tax Parcel Number(s): 4496-000-035-0002; P83418

Lot 35, "FOX HILL ESTATES, DIVISION 3", according to the plat thereof recorded in Volume 14 of Plats, page 49, records of Skagit County, Washington.

SUBJECT TO: Covenants, conditions, restrictions and easements as per attached schedule B-1 and by this reference made a part hereof.

Dated 9/26/06

5184
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Freebourne Investments, LLC
[Signature]
By: Dike Drummond, Managing Partner

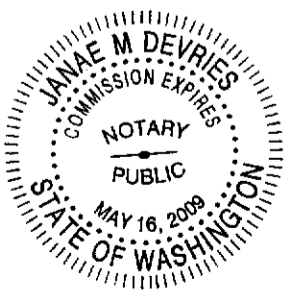
OCT 05 2006
Amount Paid \$ 3725.20
Skagit Co. Treasurer
By *[Signature]* Deputy

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence Dike Drummond the person who appeared before me, and said person ~~acknowledged~~ acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is Member of Freebourne Investments to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 9/26/06

[Signature]
Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: May 16, 2009



Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company
Recorded: December 31, 1984
Auditor's No.: 8412310081
Purpose: Underground electric system, together with rights of ingress and egress
Area Affected: All undedicated streets and strips of land adjoining all lot lines.

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

Plat/Subdivision Name: Fox Hill Estates, Division 3
Recorded: June 13, 1988
Auditor's No: 8806130104

Said matters include but are not limited to the following:

- (1) An easement is hereby reserved for and granted to City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Contel, Nationwide Cablevision, and Cascade Natural Gas Company, and their respective successors and assigns under and upon the exterior seven (7) feet of front 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.
- (2) Utility easement affecting the Southerly 7 feet.

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

Between: City of Mount Vernon, a Municipal Corporation
And: Fred Eggen and Connie Eggen
Dated: June 30, 1988
Recorded: August 2, 1988
Auditor's No: 8808020053

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



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