

When recorded return to:

Larry Fitzpatrick, II, Michell Heggestad
2014 N. 35th Street
Mount Vernon, WA 98273



200704170149
Skagit County Auditor

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Recorded at the request of:
First American Title
File Number: B91141

Statutory Warranty Deed

THE GRANTOR Jennifer K. Murray, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Larry* Fitzpatrick, II, a single individual, Michelle Heggestad, a single individual the following described real estate, situated in the County of Skagit, State of Washington

*T.
FIRST AMERICAN TITLE CO.

B91141E-1

Abbreviated Legal:
Lot 25, "FOX HILL ESTATES, DIVISION 2"

Tax Parcel Number(s): P83290, 4484-000-025-0008

Lot 25, "FOX HILL ESTATES, DIVISION 2", according to the plat recorded July 30, 1986 under Auditor's File No. 8607300024, in Volume 14 of Plats, page 21, records of Skagit County, Washington.

SUBJECT TO: Covenants, Conditions, Restrictions and Easements as per the Attached Schedule "B-1" and by this reference made a part hereof.

Dated 4-13-07

Jennifer K. Murray
Jennifer K. Murray

1773
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 17 2007

STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 3627.30
By [Signature] Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Jennifer K. Murray, 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: 4-13-07

[Signature]

Notary Public in and for the State of Washington
Residing at Washington Wa
My appointment expires: 2-2-11



Schedule "B-1"

EXCEPTIONS:

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

Plat/Subdivision Name: Fox Hill Estates, Division 2
Recorded: July 30, 1986
Auditor's No.: 8607300024

Said matters include but are not limited to the following:

- 1. Know all men by these presents that we, the undersigned owners in the fee simple or contract purchaser and or mortgage holder of the land hereby platted, hereby declare this plat and 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."
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 seven (7) feet of front and 2.5 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."
3. An easement over the East 10 feet of Lots 18 - 22 for drainage
4. An easement over the South 10 feet of Lots 50, 51 and 54 for drainage

B. 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:

- 1. All Streets as constructed or to be constructed within the above described property. (This clause to become null and void when said streets are dedicated to the public.)
2. 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.
3. 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.



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Order No: B91141

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

Between: City of Mount Vernon, a municipal corporation
And: John and Jennifer Murray
Dated: September 14, 1987
Recorded: October 27, 1987
Auditor's No.: 8710270020

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



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