

When recorded return to:

Mr. and Mrs. Leonardo Capote
1710 S. 7th Street
Mount Vernon, WA 98273

Recorded at the request of:
First American Title
File Number 92465a



200711270123
Skagit County Auditor

11/27/2007 Page 1 of 3 3:36PM

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

92465E-1

THE GRANTORS Inez Palacios-Torres, as his separate estate and Esmeralda Farias-Palacios, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Leonardo Capote and Elsa Capote, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 8, "PLAT OF CHANG-GRI-LA", as per plat recorded February 28, 2000, under Auditor's File No. 200002280092, records of Skagit County, Washington.

Tax Parcel Number(s): P116428, 4748-000-008-0000

Lot 8, "PLAT OF CHANG-GRI-LA", as per plat recorded February 28, 2000, under Auditor's File No. 200002280092, records of Skagit County, Washington.

Subject to Covenants, Conditions, Restrictions and Easements as per Exhibit "A" attached hereto and by this reference made a part hereof.

5415
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated 11/26/2007

NOV 27 2007

Inez Palacios-Torres

Amount Paid \$ 3582.80
By Skagit Co. Treasurer Deputy

Esmeralda Farias-Palacios

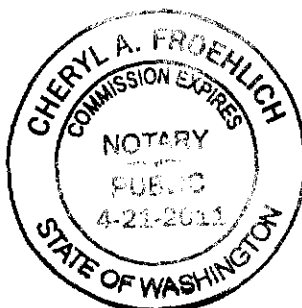
STATE OF Washington
COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Inez Palacios-Torres and Esmeralda Farias-Palacios are the persons who appeared before me, and said persons 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: 11/27/07

Kelly K. Hilsinger
Notary Public in and for the State of Washington
Residing at Mount Vernon, Washington
My appointment expires: 08/10/2008 + 4-21-11



EXCEPTIONS:

A. Relinquishment of rights of access to State Highway as recorded under Auditor's File Nos. 497724 and 559551, records of Skagit County, Washington.

B. EASEMENT AND PROVISIONS THEREIN:

Grantee: Public Utility District No. 1 of Skagit County, Washington
Dated: July 26, 1977
Recorded: September 15, 1977
Auditor's No: 864770
Purpose: Right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for the transportation of water, and if necessary, to erect, maintain, operate and remove said lines with right of ingress and egress to and from the same
Area Affected: Portion of the subject property

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

Plat/Subdivision Name: Chang-Gri-La
Recorded: February 28, 2000
Auditor's No: 200002280092

Said matters include but are not limited to the following:

1. 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, avenues, ways, boulevards, drives, places, circles, courts, lanes, and loops shown hereon. Tract A (detention pond) as shown on the face of this plat is hereby dedicated to the City of Mount Vernon.
2. Easements are granted to Public Utility District No. 1 of Skagit County, Washington, a municipal Corporation its successors or assigns. The perpetual right, privilege, and authority enabling the PUD to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities, including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities along with necessary appurtenances for the transportation of water over, across, along, in and under the lands as shown on this plat together with the right of ingress to and egress from said lands across adjacent lands of the grantor. Also the right to cut and/or trim all brush timber, trees, or other growth standing or growing upon the lands of the grantor which, in the opinion of the District, constitutes a menace or danger to said line or to persons or property by reason of proximity to the line. The grantor agrees that title to all timber, brush, trees, other vegetation or debris trimmed, cut and removed from the easement pursuant to this agreement is vested in the District.

Grantor, its heirs, successors or assigns hereby conveys and agrees not to construct or permit to be constructed structures of any kind on the easement area without written approval of the General Manager of the District.

Grantor shall conduct its activities and all other activities on the grantor's property so as not to interfere with, obstruct or endanger the usefulness of any improvements, or other facilities now or hereafter maintained upon the easement or in any way interfere with, obstruct or endanger the District's use of the easement.



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3. A non-exclusive easement is hereby reserved for and granted to the City of Mount Vernon, Public Utility District No. 1 of Skagit County, Puget Sound Energy, Inc., Cascade Natural Gas Corporation, G.T.E. and T.C.I. Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior seven (7) or ten (10) feet of all lots and tracts abutting public right-of-way 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 service 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 to all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted. Property owner is prohibited from building improvements within this easement unless approval has been granted by the City Engineer.

4. An easement for the purpose of conveying local stormwater runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of, the cost thereof shall be borne equally by the present and future owners of the abutting property and their heirs, personal representatives and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

5. All roof and footing drains shall be connected to the on-site infiltration system which shall be constructed prior to occupancy.

6. Buyer should be aware that this subdivision is located in a floodplain. Residential construction in the floodplain will require elevation of first living floor.

7. Any lot within this subdivision will be subject to impact fees payable on issuance of a building permit as outlined in the City of Mount Vernon Ordinance No. 2552 and 2596.

8. 20' Water line easement affecting a portion of the premises.

9. Typical Building Setbacks

Front, Rear Yard and Street - 20 feet
Side Yard - 5 feet



200711270123
Skagit County Auditor
11/27/2007 Page 3 of 3 3:36PM