



200809120103
Skagit County Auditor

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WHEN RECORDED RETURN TO
PATRICK LEAHY
1901 NORTH 35TH PLACE
MOUNT VERNON, WASHINGTON 98273

CHICAGO TITLE CO. 1C46504



CHICAGO TITLE INSURANCE COMPANY

5111210

STATUTORY WARRANTY DEED

THE GRANTOR(S)

ALICE M. ARENS, A UNMARRIED PERSON AS HER SEPARATE ESTATE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

PATRICK LEAHY, A SINGLE PERSON AND SHERI WOLFE, A SINGLE PERSON.

the following described real estate situated in the County of SKAGIT State of Washington:

LOT 38, FOX HILL ESTATES DIV 1., ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS,
PAGE 7, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

2986
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 12 2008

LOT 38 FOX HILL ESTATE DIV 1

Amount Paid \$ 3563.22
Skagit Co. Treasurer
By *LMH* Deputy

Tax Account Number(s): 4474 000 038 0005

Dated: SEPTEMBER 9, 2008

Alice M. Arens
ALICE M. ARENS

STATE OF WASHINGTON
COUNTY OF SKAGIT

SS

ON THIS 12th DAY OF SEPTEMBER, 2008 BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED ALICE M. ARENS KNOWN TO ME TO BE THE
INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND
ACKNOWLEDGED THAT (SHE) SIGNED AND SEALED THE SAME AS (HER)
FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN
MENTIONED.

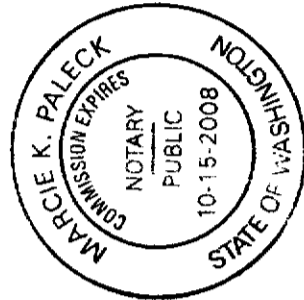
Marcie Paleck

NOTARY SIGNATURE

MARCIE K. PALECK

PRINTED NAME:

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Mount Vernon
MY COMMISSION EXPIRES ON October 15, 2008



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NOTARY/RDA/092100

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 5111210

SUBJECT TO:

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills

Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: December 31, 1984

Auditor's No.: 8412310081, records of Skagit County, Washington

In favor of: Puget Sound Power and Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: A. 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.

B. 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

Easement provisions contained on the face of said plat, as follows:

An easement is hereby reserved for and granted to City of Mt. 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 feet of front and _____ 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.

Agreement, including the terms and conditions thereof, entered into;

By: City of Mount Vernon

And Between: Cheryl Bates

Recorded: April 25, 1985

Auditor's No.: 8504250030, records of Skagit County, Washington

Providing: Sewer connection

Easement delineated on the face of said plat;

For: Drainage

Affects: The West 10 feet of said premises

Easement delineated on the face of said plat;

For: Utilities

Affects: The exterior 7 feet adjoining street

EXHIBIT/RDA/0998



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