

When recorded return to:  
Kenneth Fox and Jerri Fox  
307 S. 29th Place  
Mount Vernon, WA 98274



Skagit County Auditor \$73.00  
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Recorded at the request of:

File Number: 105803

**Statutory Warranty Deed**

105803-1  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Giuseppe Lafuenti and Valene Valich, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kenneth C. Fox and Jerri A. Fox, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 21, Township 34 North, Range 4 East, Ptn. of NE of SW

Tax Parcel Number(s): P27007, 340421-3-024-0003

That portion of the East 1/2 of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the West line of said subdivision 630 feet South of the North line thereof; thence South along said West line 75 feet; thence East parallel to the North line of said Northeast 1/4 of the Southwest 1/4, 135 feet; thence North parallel to said West line 75 feet; thence West 135 feet to the point of beginning. (Also known as Lot 27 of the unrecorded plat of Cedar Crest Addition to Mount Vernon.)

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 5-24-13

Giuseppe LaFuenti  
Giuseppe LaFuenti

Valene Valich  
Valene Valich

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132025  
MAY 31 2013

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4038.48  
By kk Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Giuseppe LaFuenti and Valene Valich, 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: 5-24-13

Katie Hickok  
Printed Name: Katie Hickok  
Notary Public in and for the State of Washington  
Residing at mtvernon  
My appointment expires: 1/07/2015



Exhibit A

**EXCEPTIONS:**

A. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Recorded: July 24, 1990  
Auditor's No.: 9007240008  
Purpose: Providing and maintaining storm drainage  
Area Affected: Lots 18 through 33

B. RESERVATIONS CONTAINED IN DEED:

Executed by: Cedar Crest, Inc., a Washington corp.  
Recorded: August 7, 1990  
Auditor's No.: 9008070097  
As Follows:

"No modular home to be placed on the lot. Minimum living area of home to be 1250 square feet."

Guardian Northwest Title and Escrow, Agent for  
First American Title Insurance Company



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