

When recorded return to:

JAIME A. SALAZAR
1010 SOUTH 28TH STREET
MOUNT VERNON, WA 98274



201307080160

Skagit County Auditor

\$74.00

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Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-112836

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

142825-0

Grantor: DONALD HILL and DOROTHY HILL

Grantee: JAIME A. SALAZAR and MADEJESUS CECENA SALAZAR

THE GRANTORS DONALD HILL and DOROTHY HILL, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAIME A. SALAZAR and MADEJESUS CECENA SALAZAR, husband and wife the following described real estate, situated in the County of WHATCOM, State of Washington
Abbreviated Legal: LOT 76, PARTINGTON PLACE, DIV. 3.

For Full Legal and Special Exceptions See Attached Exhibit "A"

Tax Parcel Number(s): 4591-000-076-0005 PID# P1022294591-000-076-0005 PID # P102229

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$(120% OF SHORT SALE PRICE) UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

ACCEPTED AND APPROVED:

Jaime A Salazar
JAIME A. SALAZAR

MADEJESUS CECENA SALAZAR
MADEJESUS CECENA SALAZAR

Dated, 24 June 2013

Donald Hill
DONALD HILL
By Dorothy Hill as his
attorney in fact.

Dorothy Hill
DOROTHY HILL

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that DONALD HILL and DOROTHY HILL is/are the person(s) who appeared before me, and said person(s) acknowledged that HE/SHE/THEY signed this instrument and acknowledged it to be HIS/HER/THEIR free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

KELLIANN BROWN
Notary Public in and for the State of WASHINGTON
Residing at BELLINGHAM
My appointment expires: 12/09/2013

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

26132632

JUL 08 2013

Amount Paid \$ 2853.00
Skagit Co. Treasurer
By lde Deputy

ACKNOWLEDGMENT

ATTACHED TO and made a part of:

STATUTORY WARRANTY DEED

STATE OF WASHINGTON }
COUNTY OF WHATCOM } SS:

On this 24TH day of JUNE 2013 before me personally appeared DOROTHY HILL to me known to be the individual described in and who executed the foregoing instrument for HER self and as Attorney in Fact for DONALD HILL and acknowledged that SHE signed and sealed the same as SHE free and voluntary act and deed for HER self and also as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written
(Seal)



KELLI ANN BROWN
Notary Public in and for the State of Washington
Residing at BELLINGHAM
My appointment expires: 12/09/2013



EXHIBIT A

LOT 76, "PLAT OF PARTINGTON PLACE, DIVISION 3," AS PER PLAT RECORDED IN VOLUME 15 OF PLATS, PAGES 56 AND 57, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON

SUBJECT TO:

A. Easement provisions contained on the face of said Plat, as follows:

"An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Power and Light Company, G.T.E., Cascade Natural Gas Corp. and TCI Cablevision of Washington, Inc., and their respective successors and assigns under and upon the exterior 10 feet of front boundary lines of all lots and tracts and other utility easements shown on the face of the plat in which to install, lay, construct, renew, operate, maintain and remove utility systems, line, 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.

B. Right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Power & Light Co.
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.
Area Affected:	The exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, said lots and tracts as delineated on the final approved plat
Dated:	December 4, 1990
Recorded:	April 15, 1991
Auditor's No.:	9104150079

D. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:	Utilities
Affects:	10 foot wide strip adjacent to streets

E. EASEMENT AS DELINEATED AND/OR DEDICATED ON THE FACE OF THE PLAT:

Purpose:	Private drainage
Affects:	10 foot wide strip adjacent to streets



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