

When recorded return to:  
Serhiy Snizhko and Viktoriya Snezhko  
2014 N. 35th Street  
Mount Vernon, WA 98274



Skagit County Auditor \$74.00  
4/20/2016 Page 1 of 2 1:34PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: 111107

**Statutory Warranty Deed**

111107  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Vargas Real Estate Group LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Serhiy Snizhko and Viktoriya Snezhko, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 25, Fox Hill Estates Div. 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.

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 per Exhibit "A" attached hereto

Dated 4-18-16

Vargas Real Estate Group LLC

By: Juan Vargas, Authorized Agent

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 1449  
APR 20 2016

Amount Paid \$ 3120.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Juan Vargas is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the authorized agent of Vargas Real Estate Group LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-18-16



Katie Hickok  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2019

Exhibit A

**EXCEPTIONS:**

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Fox Hill Estates, Division 2  
Recorded: July 30, 1986  
Auditor's No.: 198607300024

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.

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.