

When recorded return to:  
Jack W Hartt and Susannah R Hartt  
5409 State Route 20  
Anacortes, WA 98221



Skagit County Auditor  
10/12/2016 Page 1 of 3 1:55PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028824

**CHICAGO TITLE**  
620028824

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eric C. Baillie and Catherine L. Baillie, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Jack W. Hartt and Susannah R. Hartt, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 16, FOX HILL ESTATES, DIVISION NO. 1, according to the Plat thereof recorded in Volume  
14 of Plats, Pages 7 and 8, records of Skagit County, Washington.

Situated in Skagit County, Washington  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P83188 / 4474-000-016-0001,

Subject to:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 10, 2016

Eric C. Baillie

Catherine L. Baillie

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 4671  
OCT 12 2016

Amount Paid \$ 4099.00  
Skagit Co. Treasurer  
By *nam* Deputy

STATUTORY WARRANTY DEED

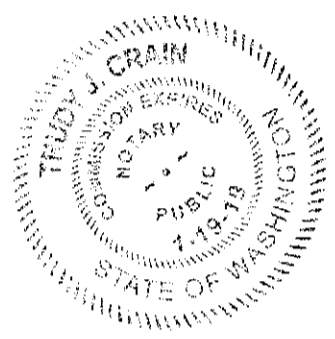
(continued)

State of Wash  
County of Skagit

I certify that I know or have satisfactory evidence that  
Eric C. Baillie + Catherine L. Baillie  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10-11-16

Name: Trudy J. Crain  
Notary Public in and for the State of WASH  
Residing at: Orleson St  
My appointment expires: 7-19-19



UNRECORDED  
ORIGINAL DOCUMENT

**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on FOX HILL ESTATES DIV. 1.

Recording No: 8503190027

2. 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
3. Agreement, including the terms and conditions thereof; entered into;  
By: Darrin E. Sutherland  
And Between: City of Mount Vernon  
Recorded: July 24, 1985  
Auditor's No. 8507240010, records of Skagit County, Washington  
Providing: Standard Participation Contract for connection to City of Mount Vernon sewer system
4. Assessments, if any, levied by City of Mount Vernon.
5. City, county or local improvement district assessments, if any.