



201612300087

Skagit County Auditor \$75.00
12/30/2016 Page 1 of 3 1:52PM

When recorded return to:
Francisco R. Valdez and Martha E. Valdez
913 Vera Court
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 113057

Statutory Warranty Deed

113057
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jaime Evock, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Francisco R. Valdez and Martha E. Valdez, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 24, Brittwood

Tax Parcel Number(s): P100856, 4578-000-024-0003

Lot 24, "PLAT OF BRITTWOOD" according to the plat thereof, recorded in Volume 15 of Plats, pages 31, and 32, 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 12-23-16

Jaime Evock By Mickey Brown, as attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165903
DEC 30 2016

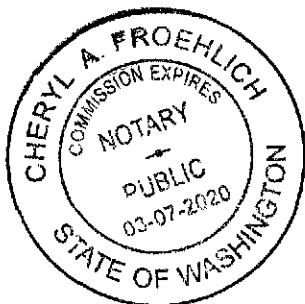
Amount Paid \$ 3654.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mickey Brown is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Attorney in Fact of Jaime Evock, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 12-23-16

Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 3/7/20



Edward A
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.
Recorded: December 9, 1991
Auditor's No.: 9112090089
Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines.
Location: A strip of land 10 feet in width across all lots, tracts and spaces located within the above described property being parallel to and coincident with boundaries of all private/public street and road right-of-ways.

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: March 27, 1992
Recorded: March 27, 1992
Auditor's No.: 9203270023
Executed By: Westside Associates, Limited Partnership

Said Covenants were amended by document recorded as Auditor's File No. 201001290118.

C. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Dated: February 19, 1992
Recorded: October 13, 1992
Auditor's No.: 9210130026
Purpose: Water Pipeline
Area Affected:

Easement "1": The exterior seven (7) feet of the front boundaries of all lots and tracts as shown on the face of said "Plat of Brittwood."

Easement "2": The East 10 feet of Lot 6 and the West 10 feet of Lot 7 as shown on the face of said "Plat of Brittwood."

Easement "3": Tract "A" as shown on the face of said "Plat of Brittwood."

Easement "4": A triangular tract of land in the Northeasterly corner of Lot 20 as shown on the face of said "Plat of Brittwood"

D. RESERVATIONS CONTAINED IN DEED:

Executed By: Westside Associates, Limited Partnership
Recorded: July 10, 1992
Auditor's No.: 9207100066
As Follows:

Reserving however for the benefit of Lot 19, Plat of Brittwood, according to the plat thereof recorded under Auditor File No. 9203270022 in Volume 15 of Plats, pages 31 through 32, records of Skagit County, Washington, the following:

1. Landscaping, parking, ingress, egress, utilities and fencing privileges across portions of Tract A subject to approval of the City of Mount Vernon Engineer provided said privileges shall not interfere with public pedestrian access or access of city maintenance vehicles.
2. At no time shall through vehicular public ingress and egress be allowed between West Street and Vera Court.

E. 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:

Plat/Subdivision Name: Plat of Brittwood
Recorded: March 27, 1992
Auditor's No.: 9203270022