



201705310158

Skagit County Auditor \$75.00  
5/31/2017 Page 1 of 3 4:26PM

When recorded return to:  
James William Fine and Deborah Diane Fine  
536 Toutle Park Road  
Castlerock, WA 98611

Recorded at the request of:  
Guardian Northwest Title  
File Number: C16605

### Statutory Warranty Deed

113581  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Dale Padgett, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to James William Fine and Deborah Diane Fine, a married couple the following described real estate, situated in the County of Skagit County, State of Washington

Abbreviated Legal:  
Section 29, Township 34 North, Range 4 East; Ptn. SW (aka Lot 2 SP MV-2-96)

Tax Parcel Number(s): ~~113581~~, 340429-3-001-0600, P109412, 340429-3-001-0400

Lot 2 of City of Mount Vernon Short Plat No. MV-2-96, approved September 9, 1996, recorded September 12, 1996 in Volume 12 of Short Plats, page 144, under Auditor's File No. 9609120047, being a portion of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., 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 described in Exhibit "A" attached hereto

Dated 5-30-17

Dale Padgett

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172414  
MAY 31 2017  
Amount Paid \$13,012.35  
By   
Deputy

STATE OF Washington }  
COUNTY OF Skagit County } SS:

I certify that I know or have satisfactory evidence that Dale Padgett, 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: 5-30-17

Printed Name: Katie E Hickok Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at 24th Locally  
My appointment expires: 3/7/20

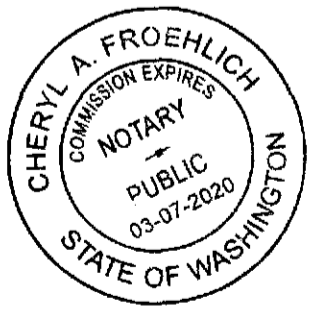


Exhibit A

**EXCEPTIONS:**

A. Relinquishment of all existing, future or potential easements for access, light, view and air, and all rights of ingress, egress and regress to, from and between said premises and highway or highways to be constructed on lands conveyed by Deed recorded April 14, 1953, June 14, 1956, March 1, 1957 and April 8, 1972, under Auditor's File Nos. 487100, 537422, 548106 and 767953, respectively, to the State of Washington.

B. Easement, including the terms, covenants and provisions thereof, granted by instrument recorded September 2, 1964, under Auditor's File No. 655413, records of Skagit County, Washington, to Puget Sound Power & Light Company for electric transmission and/or distribution line(s), TOGETHER WITH necessary appurtenances.

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County,  
Washington, a municipal corporation  
Dated: December 23, 1996  
Recorded: December 26, 1996  
Auditor's No.: 9612260056  
Purpose: Water pipeline  
Area Affected: Portion of the subject parcel

D. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation of the  
State of Washington  
And: Douglas Faber and Wilma Jane Faber  
Dated: September 9, 1996  
Recorded: September 12, 1996  
Auditor's No.: 9609120048  
Regarding: Formation of Local Improvement District

E. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: MV-2-96  
Recorded: September 12, 1996  
Auditor's No.: 9609120047

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Kim L. Schultz, a single woman, Jon Petrzelka, a single man, Paul  
Petrzelka and Julie Petrzelka, husband and wife, and Joel T.  
Petrzelka, as to his separate property  
And: Douglas and Wilma Faber, husband and wife  
Dated: October 14, 2004  
Recorded: October 15, 2004  
Auditor's No.: 200410150141  
Regarding: Drainage Ditch Right to Use and Maintenance