



201807050068

07/05/2018 03:19 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

When recorded return to:
Alan Holmes and Robin Holmes
1805 N. 35th Street
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 116109

Statutory Warranty Deed

116109
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kelli L. Baier who acquired title as Kelli L. Youngquist, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Alan Holmes and Robin Holmes, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 60, Fox Hill Estates Div. 1

Tax Parcel Number(s): P83198, 4474-000-060-0006

Lot 60, "FOX HILL ESTATES, DIVISION NO. 1", as per plat recorded in Volume 14 of Plats, pages 7 and 8, 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 7.3.18

Kelli Baier
Kelli Baier

[Signature]

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20182943
JUL 05 2018

Amount Paid \$ 4,811.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kelli Baier, ^{Mike Baier} 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: 7.3.18

[Signature]
Printed Name: ~~Katie Hickok~~ Elizabeth Galbreath
Notary Public in and for the State of Washington
Residing at Copano Island
My appointment expires: ~~10/7/2019~~ 3.20.21



EXHIBIT 'A'
SCHEDULE "B-1"

EXCEPTIONS:

A. 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: 198412310081
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: Streets and strips of land adjoining lot lines

B. 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:

Short Plat No.: Fox Hill Estates Div. I
Recorded: March 19, 1985
Auditor's No: 198503190027

C. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND PROVISIONS THEREOF:

Between: City of Mount Vernon
And: George and Betty Garcia, husband and wife
Dated: April 15, 1985
Recorded: April 25, 1985
Auditor's No.: 8504250035

By said instrument the City of Mount Vernon also acknowledged payment of \$689.60.