

202306220057

06/22/2023 02:31 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Loretta Tredanary
1911 North 35th Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236992

Jun 22 2023

Amount Paid \$4725.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18485-KH

THE GRANTOR(S) **Thomas R. Faircloth and Bernadette Faircloth, husband and wife**, 1911 North 35th Place,
Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Loretta Tredanary, an unmarried person**

the following described real estate, situated in the County Skagit, State of Washington:

Lot 36, "FOX HILL ESTATES, DIVISION 3", according to the plat thereof recorded in Volume 14 of Plats, page
49, records of Skagit County, Washington.

Abbreviated legal description: Property 1:
Lot 36, FOX HILL ESTATES, DIVISION 3

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

Tax Parcel Number(s): P83419/4496-000-036-0001

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18485-KH

Page 1 of 3

Dated: 6-15-23

Thomas R. Faircloth
Thomas R. Faircloth

Bernadette Faircloth
Bernadette Faircloth

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15th day of June, 2023 by Thomas R. Faircloth and Bernadette Faircloth.

Doug Clark
Signature

Notary Public
Title

My commission expires: 12-15-25

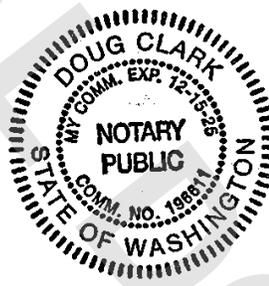


EXHIBIT A

23-18485-KH

10. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Recorded: December 31, 1984

Auditor's No.: 198412310081

Purpose: Underground electric system, together with rights of ingress and egress

Area Affected: All undedicated streets and strips of land adjoining all lot lines.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, 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: Fox Hill Estates, Division 3

Recorded: June 13, 1988

Auditor's No: 198806130104

12. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, a municipal corporation

And: Bernadette Tredenary

Dated: July 1, 1988

Recorded: August 2, 1988

Auditor's No: 8808020059

By said instrument, the City of Mount Vernon also acknowledged payment of \$ 700.00.

End of Exhibit A