

After Recording Return to:  
Raymond Keledei  
609 South Davis Ave.  
Montebello CA 90640



200412210127  
Skagit County Auditor

12/21/2004 Page 1 of 4 3:36PM

Filed for Record at Request of:  
CHICAGO TITLE  
INSURANCE COMPANY  
PO Box 1115  
1616 Cornwall Avenue, Suite 115  
Bellingham, WA. 98225

Escrow No.: 183571-DRC  
CHICAGO TITLE IC33310

Abbreviated Legal: Lot, a plat  
Additional Legal(s) on page:  
Assessor's Tax Parcel No.: 4781-000-017-0000

**STATUTORY WARRANTY DEED**

THE GRANTOR Roger R Castellanos and Rozy R Castellanos, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Raymond Keledei and Catherine Adanto, husband and wife the following described real estate, situated in the County of SKAGIT, State of Washington:

LOT 17, PLAT OF SKAGIT ORCHARDS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 2001 UNDER AUDITORS FILE NO. 200109240161, RECORDS OF SKAGIT COUNTY, WASHINGTON  
SITUATED IN SKAGIT COUNTY, WASHINGTON

SEE ATTACHED EXHIBIT B-001

Dated: 12/20/04

\_\_\_\_\_  
Roger R Castellanos

\_\_\_\_\_  
Rozy R Castellanos

# 6855  
SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax  
PAID  
DEC 21 2004  
Amount Paid \$ 4503.40  
By:   
Skagit County Treasurer  
Deputy

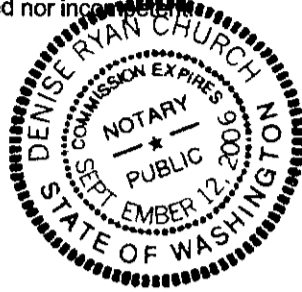
STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Raymond Keledei to me known to be the individual described in, and who executed the within instrument for self and also as the Attorney in Fact for Catherine Adanto and acknowledged to me that signed and sealed the same as own free and voluntary act and deed for self, and also as free and voluntary act and deed as Attorney in Fact for Catherine Adanto said in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor incompetent.

Dated: 12/20/04

Denise Ryan Church

Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 09/12/10



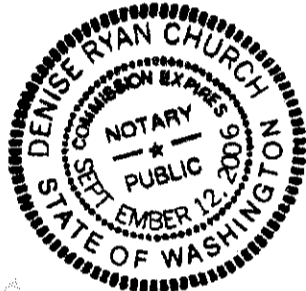
STATE OF WASHINGTON  
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Roger R Castellanos and Rozy R Castellanos the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 12/20/04

Denise Ryan Church

Denise Ryan Church  
Notary Public in and for the State of Washington  
Residing at Bellingham  
My appointment expires: 09/12/10



DOCUMENT



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**SCHEDULE B-001**

1. Easement contained in Dedication of said plat;  
For: All necessary slopes for cuts and fills  
Affects: Any portions of said premises which abut upon streets, avenues, alleys and roads
2. Easement provisions contained on the face of said plat, as follows:

**PRIVATE DRAINAGE EASEMENT:**

An easement for the purpose of conveying local storm water runoff is hereby granted in favor of all abutting lot owners in the areas designated as private drainage easements. The maintenance of private drainage easements established and granted herein shall be the responsibility of the lot owners and their heirs, personal representatives, and assigns.

The City of Mount Vernon is hereby granted the right to enter said easements for emergency purposes at its own discretion.

**EASEMENTS:**

An easement is hereby reserved for and granted to City of Mount Vernon, Public Utility District No. 1, Puget Sound Energy, G.T.E., Cascade Natural Gas Corp., and to Cablevision of Washington Inc., and their respective successors and assigns under and upon the road and utility easements as shown hereon and other utility easements shown on the face of the plat, in which to install, lay, construct, renew, operate, maintain and remove utility systems, lines, fixtures, and appurtenances attached thereto, for the purpose of providing utility services to the subdivision and other property, together with the right to enter upon the lots and tracts at all times for the purposes stated. With the understanding that any grantee shall be responsible for all unnecessary damage it causes to any real property owner in the subdivision by the exercise of rights and privileges herein granted.

Tract "A" is an easement for utilities, walkway, drainage and road access to the storm water detention area. Tract "A" shall be deeded to the City of Mount Vernon.

Tract "B" is a native growth protection area. Tract "B" Shall be deeded to the City of Mount Vernon.

3. Easement delineated on the face of said plat;  
For: Utilities  
Affects: Exterior 10 feet of said premises adjacent to street
4. Easement delineated on the face of said plat;  
For: Private Drainage  
Affects: Northeasterly 20 feet of said premises
5. Building Setback (Typical) delineated on the face of said plat.
6. Notes on the face of said Short Plat, as follows:
  - A. Any lot within this subdivision will be subject to impact fees payable upon issuance of a building permit. In the event such fees are hereafter imposed by ordinance of the City of Mount Vernon on either an interim or permanent basis.
  - B. This survey shown occupational indicators as per W.A.C. Chapter 332.130. Lines of occupation may indicate areas for potential claims of unwritten ownership, this boundary survey has potential claims of unwritten ownership. This boundary survey has only shown the relationship of lines of occupation to the deeded lines of record. No resolution of ownership based on unwritten rights has been made or implied by this survey.
  - C. The property herein dedicated is subject to and together with easements, reservations, restrictions, covenants, and other instruments of record including, but not limited to those documents recorded under Auditor's Numbers 200012070054, 200101260088 and 200101310088.
  - D. Zoning: SFR -9.6.
  - E. Utility Sources:  
Telephone: GTE  
Power : Puget Sound Energy  
Television: TCI Cablevision  
Storm: City of Mount Vernon  
Sewer: City of Mount Vernon  
Water: Public Utilities District No. 1

continued.....



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7. Terms and conditions of Variance No. PP 00 0567;  
Recorded: January 26, 2001  
Auditor's No.: 200101260088, records of Skagit County, Washington  
Providing: Approval of preliminary plat of "Skagit Orchards"
8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;  
Recorded: March 12, 2002  
Auditor's No(s): 200203120075, records of Skagit County, Washington

- END OF SCHEDULE B-001 -



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