

AFTER RECORDING MAIL TO:

Fred Perez

6631 22nd Drive North East
Marysville, WA 98271



200510130150
Skagit County Auditor

10/13/2005 Page 1 of 3 3:31PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: 85921

Statutory Warranty Deed

FIRST AMERICAN TITLE CO.

Grantor(s): Pasquale J. Senatore, Jr.
Grantee(s): Fred Perez
Assessor's Tax Parcel Number(s): P24901, 340416-0-002-0006

85921-1

THE GRANTOR Pasquale J. Senatore, Jr., as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Fred Perez, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

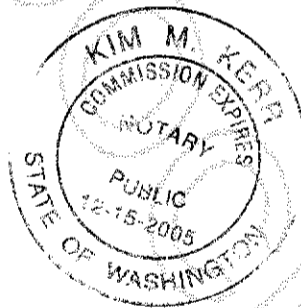
Tract 1, Short Plat No. MV-3-92, approved February 27, 1992, and recorded February 28, 1992, under Auditor's File No. 9202280046, in Volume 10 of Short Plats, Pages 64 and 65, records of Skagit County, Washington, and being a portion of the Northeast 1/4 of the Southwest 1/4 of Section 16, Township 34 North, Range 4 East, W.M.

TOGETHER WITH those certain non-exclusive easements for drainage and for ingress, egress and utilities over portions of Tract 2, of said Short Plat No. MV-3-92, as more fully set forth and established by documents recorded under Auditor's File Nos. 9304120115 and 9304120116, records of Skagit County, Washington.

Subject to Paragraphs A thru G of Schedule B-1 of First American Title Company's preliminary commitment no. 85921 attached hereto and made a part hereof by this reference.

Dated: October 10, 2005

Pasquale J. Senatore, Jr.



STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Pasquale J. Senatore, Jr., 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: 10-10-05

Kim M. Kerr

5721 Notary Public in and for the State of Washington
SKAGIT COUNTY WASHINGTON Residing at Mulat Vernon
REAL ESTATE EXCISE TAX My appointment expires: 12/15/05

OCT 13 2005

Amount Paid \$ 5968.89
Skagit Co. Treasurer
By lp Deputy

Schedule "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon
Recorded: June 17, 1976
Auditor's No: 837044
Purpose: Drainage purposes
Area Affected: North 5 feet of the subject property

B. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon
And: Pasquale J. Senatore, Jr.
Dated: February 10, 1992
Recorded: March 18, 1992
Auditor's No: 9203180120
Regarding: Formation of Local Improvement District

C. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 7, 1993
Recorded: July 13, 1993
Auditor's No: 9307130081
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: The North 10 feet and the West 5 feet of the above described Lot 1

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

Short Plat No.: MV-3-92
Recorded: February 28, 1992
Auditor's No: 9202280046

Said matters include but are not limited to the following:

1. Water is available by Skagit County Public Utility District No. 1
2. Sewage Disposal by Mount Vernon City Sewer
3. Utilities shown hereon have been reproduced from the records of Cascade Natural Gas Co., Skagit County Public Utilities District No. 1, the City of Mount Vernon Engineering Dept., and from field observation. Utilities are to be field located to any construction.
4. The Short Plat Number and Date of Approval shall be included in all Deeds and Contracts.



200510130150
Skagit County Auditor

5. An easement is hereby reserved for and granted to Puget Sound Power and Light Company, GTE Systems of the Northwest, the Cascade Natural Gas Corporation, the Public Utility District No. 1 of Skagit County, and TCI Cablevision, Inc., and their respective successors or assigns, under and upon the exterior 7 feet parallel, and adjacent to the street frontage of all Lots, in which to install, lay, construct, renew, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, telephone, gas, water and television service, together with the right to enter upon the Lots at all times for the purposes stated.

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Dated: January 24, 2003
Recorded: February 4, 2003
Auditor's No: 200302040108
Purpose: ". . . utility systems for purposes of transmission, distribution and sale of gas and electricity. . . "
Area Affected: Portion of subject property

F. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon, Washington, a municipal corporation
And: Pasquale J. Senatore, Jr., a single man
Dated: July 28, 1992
Recorded: July 30, 1992
Auditor's No: 9207300071
Regarding: Development of the subject property
Affects: Portion of subject property

G. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: July 7, 1993
Recorded: July 13, 1993
Auditor's No: 9307130081
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: The North 10 feet and the East 5 feet of the North 220 feet of Lot 2, Short Plat No. MV-3-92 and the North 10 feet and the West 5 feet of Lot 1.



200510130150
Skagit County Auditor