



200011130121  
Skagit County Auditor

11/13/2000 Page 1 of 4 11:44:12AM

RETURN TO:

Peoples Bank  
4183 Meridian Street, 2nd Floor  
Bellingham, WA 98226

ASSESSOR'S PARCEL OR ACCOUNT NUMBER: 4656 000 009 0000  
LOAN NUMBER: 5019427-401

PA-94736

LAND TITLE COMPANY OF SKAGIT COUNTY

## STATUTORY WARRANTY DEED

THE GRANTOR Michael L Zullo and Jaime D Zullo, Husband and Wife

for and in consideration of Ten Dollars & other valuable consideration  
in hand paid, conveys and warrants to Carl H. Koals and Kate E. Koals, Husband and Wife

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

LOT 9, "HORIZON HEIGHTS DIV. NO., III", AS PER PLAT RECORDED IN VOLUME  
16 OF PLATS, PAGES 60 AND 61, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATE IN COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO: SPECIAL EXCEPTIONS AS DISCLOSED IN EXHIBIT "A" AS HERETO  
ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

Dated 10/27/00 SKAGIT COUNTY WASHINGTON  
Real Estate Excise Tax

NOV 13 2000

Seller

Amount Paid \$  
3657.90  
By *DAV* Skagit Co. Treasurer Deputy

Seller

Michael L Zullo

by: *Jaime D. Zullo*  
Seller Jaime D Zullo, his attorney

in fact

*Jaime D. Zullo*  
Seller Jaime D Zullo

STATE OF

County ss:

On this day personally appeared before me Michael L Zullo and Jaime D Zullo

to me known to be the individual(s) described in and who executed the within and foregoing instrument, and  
acknowledged that they signed the same as their free and voluntary act and deed,  
for the uses and purposes therein mentioned.

Given under my hand and official seal this day of

Notary Public in and for the State of Washington,  
residing at

My appointment expires:

EXHIBIT "A"  
SPECIAL ESCEPTIONS

A. DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS FOR HORIZON HEIGHTS DIVISION 3 AND 4 AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 29, 1995  
Auditor's No.: 9506290069

B. Notes shown on AN Short Plat 95-001, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Low Density Residential;
4. Sewage Disposal - City of Anacortes;
5. Water - City of Anacortes;
6. Any future surface water management controls shall be implemented to the City Engineer's specifications as per Ordinance No. 2176.
7. There is existing city water along "H" Avenue and 32nd Street for connection to each lot and fire hydrants located as approved by the City Fire Chief.
8. There is existing sanitary sewer along "H" Avenue and 32nd Street for connection to each lot.
9. Each lot shall have 30 feet of frontage on an improved City Street.
10. All utilities shall be constructed to City standards.
11. Subject to conditions outlined in letter dated 2/27/95 from the City of Anacortes and recorded under Auditor's File No. 9503240018, records of Skagit County, Washington.

C. Notes shown on Map of Horizon Heights III, as follows:

1. All lots fronting onto 32nd Street shall only be accessed from internal subdivision streets and not from 32nd Street.
2. There shall be no parking in the cul-de-sacs;

- Continued -



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, Skagit County Auditor

EXHIBIT "A"

CONTINUED

C. (Continued):

3. Lots 7-10 and Lots 21-25 of Division III shall each provide two additional on-site parking spaces to make up for lost off-street parking in cul-de-sacs.

4. Fencing along 32nd Street shall meet front yard fence requirements.

5. Lots 36, 37 and 38 shall be limited to single story residences.

D. Easement provisions shown on Plat, as follows:

"A non-exclusive easement is hereby reserved for and granted to Puget Sound Power and Light Company, G.T.E. Northwest, Inc., Cascade Natural Gas, and T.C.I. Cablevision of Washington, 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 conduit cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electricity, telephone, natural gas, and television. Together with the right to enter upon the tracts at all times for the purposes stated."

Said easement has been amended to provide a 10 foot easement by instrument recorded March 21, 1996, under Auditor's File No. 9603210076.

E. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.

F. UNDERGROUND UTILITY EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Puget Sound Energy, Inc., a Washington Corporation; G.T.E. Northwest, a Washington Corporation; T.C.I. Cablevision of Washington, a Washington Corporation and Cascade Natural Gas
Purpose:	Utilities
Area Affected:	North 14 feet
Dated:	July 15, 1998
Recorded:	August 11, 1998
Auditor's No.:	9808110126

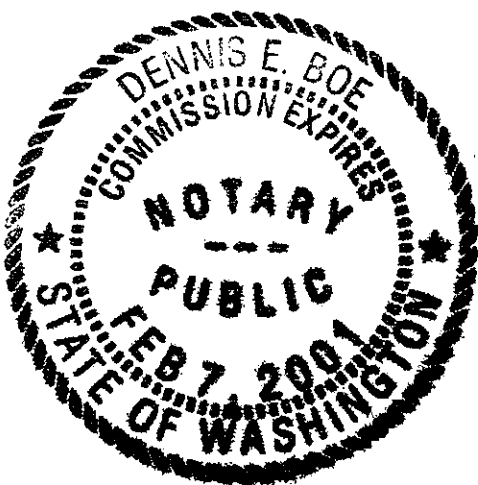
Contains covenant prohibiting structures over said easement or other activity which might endanger the underground system.



STATE OF WASHINGTON  
COUNTY OF Skagit

On this 7 day of November, 2000 before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Jaime D Zullo to me known to be the individual described in, and who executed the within instrument for herself and also as the Attorney in Fact for Michael L Zullo and acknowledged to that she signed and sealed the same as her own free and voluntary act and deed for herself, and also as free and voluntary act and deed as Attorney in Fact for said Michael L Zullo in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor insane.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Dennis E. Boe DENNIS E. BOE  
Notary Public in and for the State of Washington,  
residing at Moua + Vernon

Commission expires Feb. 07, 2001



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Skagit County Auditor