

AFTER RECORDING MAIL TO:

Grant Kirby
3320 F Avenue
Anacortes, WA 98221

200106220007
Skagit County Auditor
6/22/2001 Page 1 of 4 9:16:12AM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00361-01

LAND TITLE COMPANY OF SKAGIT COUNTY

Statutory Warranty Deed

PA 97370

Grantor(s): Shelby E. Cornelius and Patricia J. Cornelius

Grantee(s): Grant H. Kirby

Abbreviated Legal:

Lot 59, Horizon Heights Div No. IV

Additional legal(s) on page: 2

Assessor's Tax Parcel Number(s): 4676-000-059-0000 P108751

THE GRANTOR Shelby E. Cornelius and Patricia J. Cornelius, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Grant H. Kirby, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Lot 59, Horizon Heights Div No. IV

Dated June 20, 2001

Shelby E. Cornelius
Shelby E. Cornelius

Patricia J. Cornelius
Patricia J. Cornelius
411518
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

JUN 22 2001

Amount Paid \$ 3168.40
By Sh Skagit Co. Treasurer Deputy

State of Washington }
County of Skagit Island } SS:

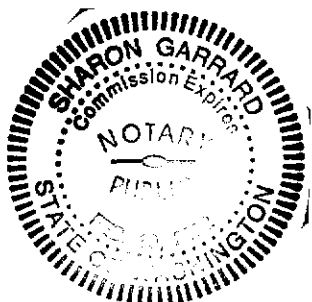
I certify that I know or have satisfactory evidence that Shelby E. Cornelius and Patricia J. Cornelius

is/are the person(s) 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.

Dated: June 20, 2001

Sharon Garrard

Sharon Garrard
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: 3-10-2001



Lot 59, "HORIZON HEIGHTS DIV. NO. IV", as per Plat recorded in Volume 16 of Plats, pages 105 and 106, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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EXCEPTIONS:

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. 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."

C. 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.

D. Notes contained on the face of the plat, as follows:

1. Zoning - RU;
2. Water - City of Anacortes;
3. Sewage Disposal - City of Anacortes;
4. Occupational Indicators Note - This survey has depicted existing occupation lines in accordance with W.A.C. Chapter 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership. The legal resolution of ownership based upon unwritten title claims has not been resolved by this boundary survey.
5. Basis of Bearing - North 89°44'10" East between found plat monuments along Down Jones Way, as shown hereon, per Horizon Heights Div. No. 3, as recorded in Volume 16 of Plats, pages 60 & 61, records of Skagit County, Washington.
6. This survey was performed in the field using a lietz set 4A electronic distance measuring theodolite.

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EXCEPTIONS CONTINUED:

D. (Continued):

7. All lots fronting onto 32nd Street shall only be accessed from internal subdivision streets and not from 32nd Street.

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

9. All lot corners have been set with 1/2 inch rebars with yellow caps marked Skodje 19645.

10. Lots 39 through 48 shall have a rear yard setback of 55 feet and a maximum height of 27 feet for two-story homes and a rear yard setback of 40 feet and a maximum height of 18 feet for single story homes.

E. EASEMENT AND TERMS AND CONDITIONS THEREOF:

| | |
|----------------|-----------------------|
| Disclosed By: | Plat of said addition |
| Purpose: | Drainage |
| Area Affected: | North 5 feet |

F. Any question as to the location of the fenceline as shown on the face of the plat.



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