

AFTER RECORDING MAIL TO:
Robert L. Ferrell
1820 36th Street
Anacortes, WA 98221



5/27/2004 Page 1 of 2 11:12AM

Filed for Record at Request of
Land Title Company Of Skagit County
Escrow Number: 112187-PAE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robb S. Timme and Kristina N. Rich
Grantee(s): Robert L. Ferrell and Tara K. Ferrell
Abbreviated legal : Lot 78, Horizon Heights IV.
Assessor's Tax Parcel Number(s): P108770/4676-000-078-0000

THE GRANTOR Robb S. Timme and Kristina N. Rich, who acquired title as Kristina N. Timme, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Robert L. Ferrell and Tara K. Ferrell, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lot 78, "HORIZON HEIGHTS DIV. NO. IV," as per Plat recorded in Volume 16 of Plats, pages 105 and 106, records of Skagit County, Washington.
City of Anacortes
Situate in the County of Skagit, State of Washington.

2598

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SUBJECT TO: SEE ATTACHED SCHEDULE B-1.

MAY 27 2004

Dated May 25, 2004

Amount Paid \$ 4325.40
Skagit Co. Treasurer
By [Signature] Deputy

[Signature]
Robb S. Timme

[Signature] by [Signature]
Kristina N. Rich Attorney in Fact

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 26th day of May 2004 before me personally appeared Robb S. Timme, to me known to be the individual described in and who executed the foregoing instrument for Him self and as Attorney in Fact for Kristina N. Rich and acknowledged that he signed and sealed the same as his free and voluntary act and deed for Him self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



[Signature]
Notary Public in and for the State of Washington
Residing at [Address]
My appointment expires: 4-19-06

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.
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.



200405270040
Skagit County Auditor