



200510210018  
Skagit County Auditor

10/21/2005 Page 1 of 3 9:24AM

AFTER RECORDING MAIL TO:  
Kurt C. Lee and Veronica M. Lee  
2201 Horizon Street  
Mount Vernon, WA 98273

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: B86311

FIRST AMERICAN TITLE CO.

B86311-1

### Statutory Warranty Deed

Grantor(s): The Estate of Louis E. Mikota and Roger J. Mikota  
Grantee(s): Kurt C. Lee and Veronica M. Lee  
Lot 4, "PLAT OF HORIZONS DIVISION NO. 1"  
Assessor's Tax Parcel Number(s): P81886, 4414-000-004-0040

THE GRANTOR Roger Mikota, as his separate estate, Roger J. Mikota as Personal Representative of the Estate of Louis E. Mikota, as their interest may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kurt C. Lee and Veronica M. Lee, husband and wife\* the following described real estate, situated in the County of Skagit, State of Washington.

\*as Joint Tenants,

Lot 4, "PLAT OF HORIZONS DIVISION NO. 1", as per plat recorded in Volume 12 of Plats, page 85, records of Skagit County, Washington, EXCEPT the North 10 feet.

Subject to easements, restrictions or other exceptions hereto attached as Exhibit A

Dated October 13, 2005

Roger J. Mikota  
Roger J. Mikota

#5899  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 21 2005

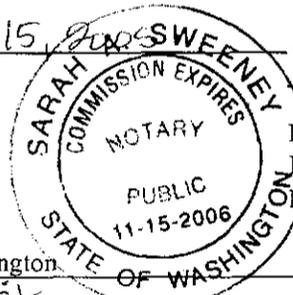
The Estate of Louis E. Mikota  
Roger J. Mikota  
By: Roger J. Mikota, Personal Representative

Amount Paid \$ 3950.00  
Skagit Co. Treasurer  
By [Signature] Deputy

State of Washington  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Roger J. Mikota the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he are authorized to execute the instrument and is Personal Representative of The Estate of Louis E. Mikota to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: October 15, 2005 [Signature]



Notary Public in and for the State of Washington  
Residing at Skagit County  
My appointment expires: 11-15-06

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Roger J. Mikota, the person who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: October 15, 2005 [Signature]



Notary Public in and for the State of Washington  
Residing at Skagit County  
My appointment expires: 11-15-06

Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: November 1, 1979  
Recorded: November 2, 1979  
Auditor's No.: 7911090023  
Executed By: Lloyd H. Johnson and Lyla Johnson, husband and wife

SAID COVENANTS ARE A RERECORDING OF COVENANTS:

Recorded: November 2, 1979  
Auditor's No.: 7911020002

ABOVE COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED.

Declaration Dated: January 15, 1980  
Recorded: February 1, 1980  
Auditor's No.: 8002010053  
Executed By: Lloyd H., Johnson and Lyla Johnson, husband and wife,  
Beverly Rasar, a single person, Blakely Marina, a Washington  
Partnership, and Marvin Swanson, a single man

B. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: September 23, 1981  
Recorded: September 24, 1981  
Auditor's No.: 8109240019  
Executed By: Lloyd H. Johnson and Lyla Johnson, husband and wife



200510210018  
Skagit County Auditor

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Horizons Div. No. 1  
Recorded: November 2, 1979  
Auditor's No: 7911020003

Said matters include but are not limited to the following:

- 1. Easement provision as set forth on the face of the Plat of Horizons, Division No. 1, as follows:

"An easement is hereby provided for all public and private utilities including but not limited to the City of Mount Vernon, Puget Sound Power & Light Company, Public Utility District No. 1, Continental or General Telephone Companies, Nationwide Cablevision Company and Cascade Natural Gas Company and their respective successors or assigns under and upon the exterior seven (7) feet parallel and coincidental with the street frontage of all lots in which to construct and maintain all necessary facilities and other equipment for the purpose of serving the subdivision with necessary utilities."

- 2. Provision set forth in the dedication of the Plat of Horizons, Division No. 1, as follows:

"... the right to make all necessary slopes for cuts and fills upon the lots and blocks shown on this plat in the original reasonable grading of the streets and avenues shown hereon."

- 3. 7 foot utility easement abutting streets
- 4. 10 foot storm drainage easement affects lots 5 - 9 and 13 - 19
- 5. Easements for ingress, egress and utilities affecting Lot 9

D. STANDARD PARTICIPATION CONTRACT, (REGARDING SEWERS), INCLUDING THE TERMS AND CONDITIONS THEREOF:

Between: City of Mount Vernon  
And: Thomas Brothers  
Dated: December 18, 1984  
Recorded: December 20, 1984  
Auditor's No: 8412200042

By said instrument, the City of Mount Vernon also acknowledged payment of \$61.71.



200510210018  
Skagit County Auditor