

AFTER RECORDING MAIL TO:  
Patricia Crepeault  
3515 G Avenue  
Anacortes, WA 98221



200512060110  
Skagit County Auditor

12/6/2005 Page 1 of 2 1:54PM

Filed for Record at Request of  
First American Title Of Skagit County  
Escrow Number: A86757

FIRST AMERICAN TITLE CO.  
**Statutory Warranty Deed** A86757E-1

Grantor(s): Michael E. Magerkurth and Stephanie A. Tobosa-Magerkurth  
Grantee(s): Patricia Crepeault  
Assessor's Tax Parcel Number(s): 4656-000-033-0000, P108388

THE GRANTOR Michael E. Magerkurth and Stephanie A. Tobosa-Magerkurth, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Patricia Crepeault, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington.

Lot 33, "PLAT OF HORIZON HEIGHTS DIVISION NO. III", as per plat filed in Volume 16 of Plats, pages 60 and 61, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: November 30, 2005

Michael E. Magerkurth

Stephanie A. Tobosa-Magerkurth

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

# 0110  
DEC 06 2005

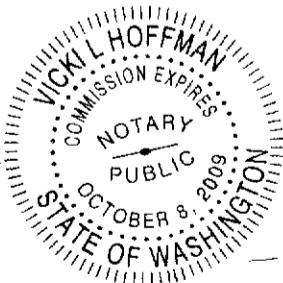
Amount Paid \$ 4722.00  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Michael E. Magerkurth and Stephanie A. Tobosa-Magerkurth, 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: 12-2-05

Notary Public in and for the State of Washington  
Residing at Anacortes  
My appointment expires: 10-8-09



**EXCEPTIONS:**

**A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Between: City of Anacortes  
And: Raymond G. Jones, et al  
Dated: November 5, 1968  
Recorded: March 27, 1970  
Auditor's No: 737329  
Regarding: Extension of water and sewer systems

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

Plat/Subdivision Name: Horizon Heights Division No. III  
Recorded: June 29, 1995  
Auditor's No: 9506290068

Said matters include but are not limited to the following:

1. An 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 and 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, cable and wires with necessary facilities and other equipment for the purpose of serving the subdivision and other property with electric, television and telephone service, TOGETHER WITH the right to enter upon the lots at all times for the purposes stated.

Pursuant to a Declaration of Easement recorded as Auditor's File No. 9603210076 said 7 foot wide Easement has been expanded to 10 feet wide.

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

3. There shall be no parking in the cul-de-sacs.

4. 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.

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

6. All claims for damage by the owners and their heirs and assigns against any governmental authority are waived which may be occasioned to the adjacent land by the establishment, construction, drainage and maintenance of said roads.

7. Utility easement – Affecting Lots 1 and 2

8. Drainage easement – Affecting Lot 33

**C. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Dated: June 22, 1995  
Recorded: June 29, 1995  
Auditor's No: 9506290069  
Executed by: Pacific Summit Construction



200512060110  
Skagit County Auditor