

**AFTER RECORDING MAIL TO:**  
Abdel Wahid Ma Elhassan Ageep  
2213 Horizons Street  
Mount Vernon, WA 98273



200703160090  
Skagit County Auditor

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Filed for Record at Request of  
Escrow Professionals of Washington  
Escrow Number: 1-9797-ABhe

**Statutory Warranty Deed**

FIRST AMERICAN TITLE CO.

90654-1

**THE GRANTOR Christopher Alan Blair and Christie Pacatan Blair, husband and wife**

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to **Abdel-Wahid Ma Ageep, an unmarried individual**

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

Lot 2, "Plat of Horizons Division NO. 1" as per plat recorded in Volume 12 of Plats, page 85, records of Skagit County, Washington.


Tax Parcel Number(s): P81880

**SUBJECT TO: SEE ATTACHED EXHIBIT "A"**

The covenants implied in this Statutory Warranty Deed are limited as follows: Title to the Property shall be marketable at the time of this conveyance. The following shall not cause the title to be unmarketable: rights, reservations, covenants, conditions and restrictions, presently of record and general to the area; easements and encroachments, not materially affecting the value of or unduly interfering with Grantee's reasonable use of the Property; and reserved oil and/or mining rights. Grantee does not take title subject to any monetary encumbrances of Grantor which Grantee has not expressly assumed in this deed.

Dated February 27, 2007

  
\_\_\_\_\_  
Christopher Alan Blair

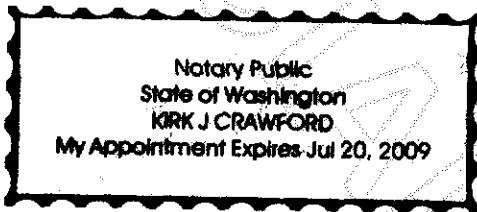
  
\_\_\_\_\_  
Christie Pacatan Blair

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Christopher Alan Blair and Christie Pacatan Blair** 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: March 3, 2007

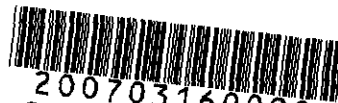
Kirk J. Crawford  
Name: Kirk J. Crawford  
Notary Public in and for the State of Washington  
Residing at 620 E. College Way, Mount Vernon  
My appointment expires: 7/20/2009



1198  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 16 2007

Amount Paid \$ 4658.82  
Skagit Co. Treasurer  
By Jp Deputy



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B-10

1-9797-ABhe

## Exhibit "A"

### Subject to:

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

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

*CATS A.A*  
*CATS A*

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."



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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

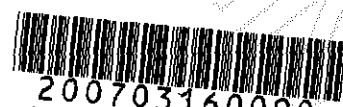
5. Easements for ingress, egress and utilities affecting Lot 9

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.

*City of Mount Vernon*  
*OP*



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