

When recorded return to:

Mr. and Mrs. William Paul Smith
3302 Field Avenue
Anacortes, WA 98221



200708270139
Skagit County Auditor

8/27/2007 Page 1 of 3 1:40PM

Recorded at the request of:
First American Title
File Number: A92246

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

A92246E-2

THE GRANTOR Kevin Lee Johnston, a married man as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to William P. Smith and Karla J. Smith, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 3, "PLAT OF HORIZON HEIGHTS DIVISION NO. III"

Tax Parcel Number(s): P108358, 4656-000-003-0000

Lot 3, "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 August 14, 2007

Kevin Lee Johnston

4074
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AUG 27 2007

Amount Paid \$ 5434.00
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Kevin Lee Johnston, 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: 8-16-07

Vicki L. Hoffman

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



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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

D. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Company
Recorded: January 16, 1997
Auditor's No: 9701160002
Purpose: Right to enter said premises to operate, maintain and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines



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