



200711020029

Skagit County Auditor

11/2/2007 Page 1 of 2 11:22AM

When recorded return to:

Mr. and Mrs. Lance Henning  
2000 Down Jones Way  
Anacortes, WA 98221

Recorded at the request of:  
First American Title  
File Number A93015

**Statutory Warranty Deed**

**GUARDIAN NORTHWEST TITLE CO.**

A93015E-1

THE GRANTORS Ronald L. Closson, Jr. and Valarie K. Closson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lance C. Henning and Kimarie A. Henning, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 11, "PLAT OF HORIZON HEIGHTS DIV. NO. 2"

Tax Parcel Number(s): P82138, 4431-000-011-0008

Lot 11, "PLAT OF HORIZON HEIGHTS DIV. NO. 2", as per plat recorded in Volume 13 of Plats, page 26, records of Skagit County, Washington.

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

Dated October 31, 2007

Ronald L. Closson, Jr.      Valarie K. Closson  
Ronald L. Closson, Jr.      Valarie K. Closson

5/21  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 2 2007

STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 4757.60  
Skagit Co. Treasurer  
By [Signature] Deputy

I certify that I know or have satisfactory evidence that Ronald L. Closson, Jr. and Valarie K. Closson, 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: 11-1-07

Wicki L Hoffman  
Notary Public in and for the State of Washington

Residing at ANACORTES

My appointment expires: 10-8-09

# EXHIBIT A

## EXCEPTIONS:

### A. AGREEMENT, AND THE TERMS AND PROVISIONS 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. Right of the public to make all necessary slopes for cuts and fills and the right to continue to drain said roads and ways over and across any lot where water might take a natural course in the reasonable original grading of the roads and ways hereon. Following reasonable original grading of the ways and roads hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way, or to hamper property road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be under taken by or for the owner of any lot shall be done by and at the expense of such owner.

C. An easement is hereby reserved for and granted to Puget Sound Power & Light Company, Nationwide Cablevision Company, and General Telephone Company and their respective successors and assigns under and upon the exterior 10 feet parallel and adjacent to the street frontage of all lots in which to install, lay, construct, review, operate and maintain underground conduits, cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electric, television and telephone service, together with the right to enter upon lots at all times for the purposes stated.

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

Recorded: MAY 1, 1979  
Auditor's No.: 7905170063

Sellers (Jones) will be permitted to remain and occupy present buildings on said property until said Promissory Note is paid in full, and following such payment in full shall have 60 days to remove buildings from the premises. The restrictive covenants of record of Horizon Heights Division are to be applied to all subject property.

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

Dated: December 10, 1980  
Recorded: December 30, 1980  
Auditor's No.: 8012300043  
Executed By: Cronin Homes, Inc. and Dujardin Homes, Inc.

Said covenants were amended by document recorded May 20, 1981 under Auditor's File Number 8105200042.



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