



201005250062
Skagit County Auditor

5/25/2010 Page 1 of 2 3:50PM

When recorded return to:

Nanci J. Barnhard
3520 F Avenue
Anacortes, WA 98221

Recorded at the request of:

File Number: A99589

Statutory Warranty Deed

A99589-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Leroy J. Canoy and Genevieve E. Canoy, as joint tenants with rights of survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nanci J. Barnhard, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 51, "HORIZON HEIGHTS DIV. NO. IV"

Tax Parcel Number(s): P108743, 4676-000-051-0000

Lot 51, "HORIZON HEIGHTS DIV. NO. IV", as per plat recorded in Volume 16 of Plats, pages 105 and 106, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto.

Dated 5/10/2010

Leroy J. Canoy

Genevieve E. Canoy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leroy J. Canoy and Genevieve E. Canoy, 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: 5-11-10

Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 10-8-13



1496
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 25 2010

Amount Paid \$ 5149.00
By Skagit Co. Treasurer Deputy

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. 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

C. Terms and conditions of Agreement between the City of Anacortes and Pacific Summit Construction, Inc., dated December 12, 1995, recorded under Auditor's File No. 9512120080, regarding water and sewer connections.

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

Plat/Subdivision Name: Horizon Heights Div. No. IV
Recorded: May 30, 1996
Auditor's No: 9605300104



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