

When recorded return to:
Dean Jahns and Rebecca Jahns

3216 Field Ave
Anacortes WA 98221

Recorded at the request of:

File Number: 103380



201204230229

Skagit County Auditor

4/23/2012 Page 1 of 3 3:35PM

Statutory Warranty Deed

103380-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Shane Gallagher, an unmarried individual at the time of purchase, selling as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Dean Jahns and Rebecca Jahns, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 2, "PLAT OF HORIZON HEIGHTS DIVISION NO. III"

Tax Parcel Number(s): P108357, 4656-000-002-0000

Lot 2, "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.

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

Shane Gallagher

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121107
APR 23 2012

Amount Paid \$ 4810.00
By Skagit Co. Treasurer
MAM Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shane Gallagher, 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:

1-7-15

Printed Name: Katie Hickok

Notary Public in and for the State of

Washington

Residing at Mt Vernon

My appointment expires: 1/07/2015

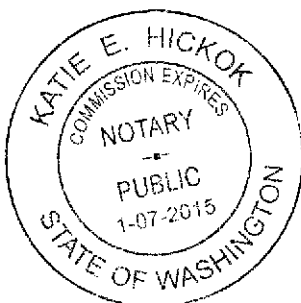


Exhibit A

SCHEDULE "B-1"

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.



Form No. 1068-2
ALTA Plain Language Commitment

Commitment No.: 103380
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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

