

When recorded return to:  
Thomas R. Bailey and Kathy L. Bailey  
4603 Cutter Drive  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A108721



201502120006

Skagit County Auditor \$73.00  
2/12/2015 Page 1 of 2 10:38AM

### Statutory Warranty Deed

THE GRANTOR Charles S. Blackadar, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tom R. Bailey and Kathy L. Bailey, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 28, Horizon Heights Div. III

Tax Parcel Number(s): P108383, 4656-000-028-0000

Lot 28, "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 2/06/2015

Charles S. Blackadar

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012415  
FEB 12 2015

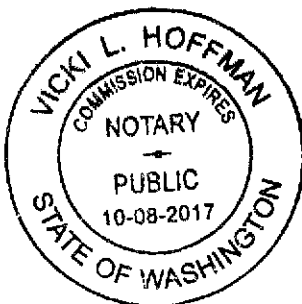
Amount Paid \$4,722.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Charles S. Blackadar, the persons who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2-6-15

Printed Name: Vicki L. Hoffman  
Notary Public in and for the State of Washington  
Residing at Coupeville, WA  
My appointment expires: 10/08/2017



# EXHIBIT A

## 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

### 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, et al  
Recorded: March 21, 1996  
Auditor's No: 9603210076  
Purpose: Non-exclusive Easement for utility purpose  
Affects: Exterior (7) feet parallel and adjacent to the street frontage of said Lot 28 and other property



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