

When recorded return to:
Shawn R. Horigan and Donna E. Horigan
PSC 812 Box 2918
FPO AE 09627-0030



201601150048

Skagit County Auditor \$75.00
1/15/2016 Page 1 of 3 11:49AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025517

CHICAGO TITLE
620025517

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jeffry L. Allen and Linda May Allen, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Shawn R. Horigan and Donna E. Horigan, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 14, "CEDAR GLEN PLAT, PHASE II," according to the plat thereof, recorded November 13,
2003, under Skagit County Auditor's File No. 200311130098.

Situate in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P120985 / 4825-000-014-0000.

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: January 4, 2016

Jeffry L. Allen

Linda May Allen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016123

JAN 15 2016

Amount Paid \$ 6911.40
Skagit Co. Treasurer
Deputy

BY HTB

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jeffrey L. Allen and Linda May Allen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/14/16

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, wa
My appointment expires: 10/1/2019

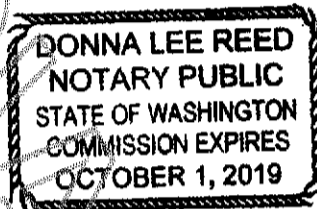


EXHIBIT "A"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 20, 1981
Auditor's No(s): 8108200071, records of Skagit County, Washington
In favor of: General Telephone Company of the Northwest, Inc., a corporation, and its successors or assigns
For: "... install, inspect and maintain all of the facilities necessary to provide communication service, power service and other related services... "
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: September 11, 1981
Auditor's No.: 8109110033, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: March 31, 2003
Auditor's No.: 200303310327, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects:

Easement No. 1: All streets and road right-of-way as now or hereafter designed, platted and/or constructed within the above described property. (When said streets and road are dedicated to the public, this clause shall become null and void).

Easement No. 2: A strip of land 10 feet in width across all lots, tracts and open spaces located within the above described property being parallel to and coincident with the boundaries of all private/public street and road right-of-way.

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 4, 2003
Auditor's No(s): 200309040153, records of Skagit County, Washington
In favor of: Port of Anacortes, a Washington municipal corporation
For: A perpetual exclusive easement of the free and unobstructed use and passage of all types of Aircraft
Affects: Over, across and through the airspace in excess of 35 feet above the property and in the vicinity of the property

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **CEDAR GLEN PLAT PHASE II:**

Recording No: 200311130098

6. Assessments, if any, levied by City of Anacortes.
7. City, county or local improvement district assessments, if any.