

When recorded return to:  
Joseph A. Heyne and Kristen M. Heyne  
2420 42nd Place  
Anacortes, WA 98221

Recorded at the request of:  
Guardian Northwest Title  
File Number: A111089

201604270053  
Skagit County Auditor  
4/27/2016 Page 1 of 2 1:44PM \$74.00

### Statutory Warranty Deed

H111089  
GUARDIAN NORTHWEST TITLE CO.  
THE GRANTOR Jeffrey Tarleton and Michelle A. Tarleton, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Joseph A. Heyne and Kristin M. Heyne, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 1 Forest Hills PUD

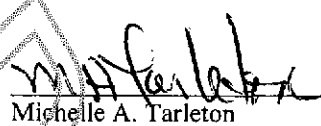
Tax Parcel Number(s): P114066, 4727-000-001-0000

Lot 1, PLAT OF FOREST HILLS PUD, according to the plat thereof recorded in Volume 17 of Plats, Pages 42 and 43, 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 4/19/2016

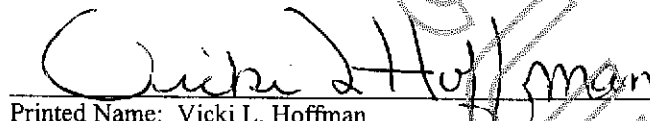
  
Jeffrey Tarleton

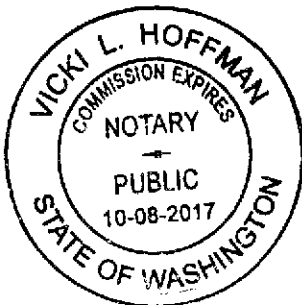
  
Michelle A. Tarleton

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey Tarleton and Michelle A. Tarleton, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-25-16

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



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20161579  
APR 27 2016

Amount Paid: 6447.00  
By MB Skagit Co. Treasurer Deputy

## EXHIBIT A

### EXCEPTIONS:

A. Stipulation contained in Deed dated November 7, 1905, executed by P. Halloran, Treasurer of Skagit County, Washington, recorded November 7, 1905, in Volume 56 of Deeds, page 586, as follows:

"Subject to right-of-way for road purposes."

B. Provisions and obligations contained in instrument dated August 30, 1971, recorded September 1, 1971, under Auditor's File No. 757538, records of Skagit County, Washington, relating to use of water from well located upon adjoining land shown as an exception in Exhibit A hereto attached, as follows:

"Sellers reserve the option to use water from the aforementioned well, to provide domestic water for one additional single family residence that may be built on adjoining property. If such option is exercised there will be no extra expense to the purchasers and after installation, expense of pumping and maintenance shall be shared equally by both users. The purchasers will have priority of use of water in case there is a shortage of water. When public water becomes available, this option for use of water will become null and void and all rights to well will revert to the purchasers."

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

Plat/Subdivision Name: Forest Hills PUD  
Recorded: January 20, 1999  
Auditor's No: 9901200127

D. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes  
And: Developer  
Recorded: October 10, 1988 and January 10, 1992  
Auditor's Nos.: 8810100046 and 9201100074  
Regarding: Water hook-up and extension

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

Recorded: January 29, 1999  
Auditor's No: 9901290249  
Executed By: Vintage Investments, Inc.