

When recorded return to:  
William Horner and Christine Horner  
3242 103rd Ave NE  
Bellevue, WA 98004



201608220160

Skagit County Auditor \$76.00  
8/22/2016 Page 1 of 4 3:44PM

Filed for record at the request of



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620026696

CHICAGO TITLE  
020026696

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Kerry P. Hicks and Heather E. Hicks, 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 William Horner and Christine Horner, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 12, PLAT OF EAGLE RIDGE, according to the Plat thereof recorded January 11, 2007, under  
Auditor's File No. 200701110039, records of Skagit County, Washington.  
Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P125688 / 4916-000-012-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20163687  
AUG 22 2016

Amount Paid \$ 9421.20  
Skagit Co. Treasurer  
By HEB Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 17, 2016

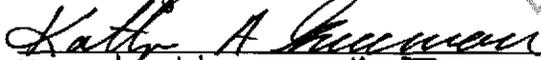
  
Kerry P. Hicks

  
Heather E. Hicks

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kerry P. Hicks and Heather E. Hicks 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: August 22, 2016

  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish co  
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
Exceptions

1. Easement, including the terms, covenants and provisions thereof, granted by instrument(s);  
Recorded: August 17, 1962  
Auditor's No(s): 625248, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances

2. Easement disclosed by Ordinance No. 2113, recorded August 3, 1989, under Auditor's File No. 8908030070, records of Skagit County, Washington, as follows:

The City of Anacortes hereby retains over, along and through the property being vacated an easement for utility purposes.

3. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: February 13, 2006  
Auditor's No(s): 200602130175, records of Skagit County, Washington  
In favor of: Puget Sound Energy, Inc.  
For: Electric transmission and/or distribution line, together with necessary appurtenances

4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: August 18, 2006  
Auditor's No(s): 200608180118, records of Skagit County, Washington  
In favor of: Port of Anacortes  
For: Avigation Easement

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Eagle Ridge:

Recording No: 200701110039

6. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;  
Recorded: January 8, 2007  
Auditor's No(s): 200701080164, records of Skagit County, Washington  
Executed By: Eagle Ridge Partners, LLC

**EXHIBIT "A"**

Exceptions  
(continued)

AMENDED by instrument(s):

Recorded: June 29, 2007

Auditor's No(s): 200706290190, records of Skagit County, Washington

7. Exclusive easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 8, 2008  
Auditor's No(s): 200809100056, records of Skagit County, Washington  
In favor of: Eagle Ridge Partners, LLC  
For: Ingress, egress, driveway, driveway apron, landscaping and any other legal usage
8. Reservations contained in deed.  
  
Recording Date: December 11, 2008  
Recording No.: 200812110082  
Regarding: Skagit County Right to Farm Ordinance
9. Assessments, if any, levied by City of Anacortes.
10. City, county or local improvement district assessments, if any.