

When recorded return to:
Kimberly Richards
3202 Field Avenue
Anacortes, WA 98221



Skagit County Auditor \$77.00
9/1/2016 Page 1 of 5 2:16PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028319

CHICAGO TITLE
620028319

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lewis W. Lehmann and Mary R. Lehmann, Trustees of the Lewis W. Lehmann and Mary R. Lehmann Revocable Living Trust

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to Kimberly Richards, a married woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 1, PLAT OF HORIZON HEIGHTS DIVISION NO. III, according to the plat thereof, recorded in Volume 16 of Plats, pages 60 and 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P108356 / 4656-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/3/901
SEP 01 2016

Amount Paid \$
Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 30, 2016

Lewis W. Lehmann and Mary R. Lehmann Revocable Living Trust

BY: Lewis W. Lehmann, trustee
Lewis W. Lehmann
Trustee

BY: Mary R. Lehmann, trustee
Mary R. Lehmann
Trustee

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Lewis W. Lehmann and Mary R. Lehmann is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustees of Lewis W. Lehmann and Mary R. Lehmann Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-31-16


Name: Martin E. Lehr
Notary Public in and for the State of WA
Residing at: La Conner
My appointment expires: 2-9-19

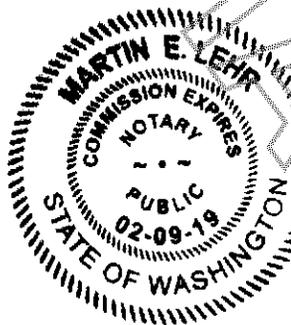


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

A non-exclusive 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 or 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 conduit cables and wires with necessary facilities and other equipment for the purposes of serving the subdivision and other property with electricity, telephone, natural gas, and television; together with the right to enter upon the tracts at all times for the purposes stated.

Amended by instrument recorded March 21, 1996 under Auditor's File No. 9603210076, records of Skagit County, Washington, amending the easement to 10 feet.

2. 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 SHORT PLAT NO. ANA 95-001:

Recording No: Volume 11 page 200

3. 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 HORIZON HEIGHTS DIVISION NO. III:

Recording No: 9506290068

4. Covenants, conditions, restrictions and easements 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 in the document

Recording Date: June 29, 1995
Recording No.: 9506290069

EXHIBIT "A"

Exceptions
(continued)

5. Agreement, including the terms and conditions thereof, entered into
Executed by: City of Anacortes
And Between: Raymond G. Jones, etux etal
Recording Date: March 27, 1970
Recording No.: 737329
6. Agreement, including the terms and conditions thereof; entered into;
Executed by: City of Anacortes
And Between: Pacific Summit Construction, Inc.
Recording Date: December 12, 1995
Recording No.: 9512120080
Providing: Water and wastewater fees
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 21, 1996
Recording No.: 9603210076
8. Liability to future assessments, if any, levied by the City of Anacortes.
9. City, county or local improvement district assessments, if any.