

When recorded return to:
Dung H. Cannizzaro
3320 F Avenue
Anacortes, WA 98221



201611180046

Skagit County Auditor \$75.00
11/18/2016 Page 1 of 3 11:44AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029097

CHICAGO TITLE
620029097

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grant H. Kirby and Vildan Kirby, 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 Dung H. Cannizzaro, a single woman and Joseph Cannizzaro, a single man

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

Lot 59, "PLAT OF HORIZON HEIGHTS DIVISION NO. IV", as per plat recorded in Volume 16 of Plats, pages 105 and 106, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 5239
NOV 18 2016

Tax Parcel Number(s): P108751 / 4676-000-059-0000

Subject to:

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

Amount Paid \$6235⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 11, 2016

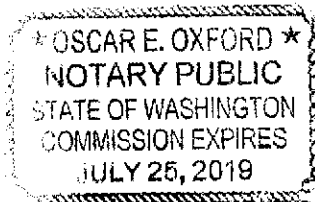

Grant H. Kirby


Vildan Kirby

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Grant H. Kirby and Vildan Kirby 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: 11.16.2016





Name: Oscar E. Oxford
Notary Public in and for the State of WA
Residing at: None
My appointment expires: 7.25.2019

EXHIBIT "A"
Exceptions

1. 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 ANACORTES SHORT PLAT NO. ANA 95-001:
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 HORIZON HEIGHTS DIV. NO. IV.

Recording No: 9605300104

3. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United State Code or (b) relates to handicap but does not discriminate against handicap persons.

Recorded: June 29, 1995

Auditor's No.: 9506290069, records of Skagit County, WA

Executed by Pacific Summit Construction, Inc

4. Agreement, including the terms and conditions thereof, entered into
By: City of Anacortes
And between: Raymond G. Jones, et ux et al
Recorded: March 27, 1970
Auditor's No.: 737329, records of Skagit County, WA

5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: June 18, 2010

Recording No.: 201006180017

Matters shown: Encroachment of a fence along the Westerly line onto said premises by approximately 2.6 feet

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