

When recorded return to:  
Amanda P. Troy-Kozacek  
2003 38th Street  
Anacortes, WA 98221



Skagit County Auditor \$74.00  
1/6/2017 Page 1 of 2 1:57PM

Recorded at the request of:  
Guardian Northwest Title  
File Number: A112972

**Statutory Warranty Deed**

A112972

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Adam Michael Erickson and Haemi Erickson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Amanda P. Troy-Kozacek, An Unmarried Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot 20, Horizon Heights Add Div. 1

Tax Parcel Number(s): P80352, 4366-009-020-0006

Lot 20, "DIVISION I, HORIZON HEIGHTS ADDITION", as per plat recorded in Volume 11 of Plats, page 90, 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 12/28/2016

Adam Michael Erickson Adam Michael Erickson  
Haemi Erickson Haemi Erickson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
201754  
JAN 06 2017

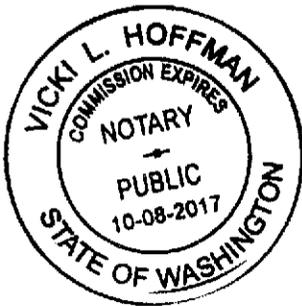
Amount Paid \$ 5238.<sup>20</sup>  
Skagit Co. Treasurer  
By MAM Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Adam Michael Erickson and Haemi Erickson, 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: 12-28-16

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



**EXHIBIT A**

**EXCEPTIONS:**

A. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN.

Declaration Dated: November 3, 1977  
Recorded: November 4, 1977  
Auditor's No.: 868072  
Executed By: Raymond G. Jones and Margaret I. Jones, husband and wife

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

Plat/Subdivision Name: Division I, Horizon Heights Addition  
Recorded: November 14, 1977  
Auditor's No.: 868481

C. Restriction contained in various documents of record that may be notice of a general plan, as follows:

No sewer easement or right-of-way, whether storm or sanitary shall be granted by the Grantees herein or their heirs, executors, administrators or assigns, across the property hereinabove described which shall in any way benefit or be appurtenant to any real estate lying to the South of the property herein described.

D. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: William M. and Joyce T. Erkerid, husband and wife  
Recorded: May 8, 1978  
Auditor's No.: 879036