



201802150039

Skagit County Auditor \$76.00
2/15/2018 Page 1 of 3 10:35AM

When recorded return to:
Leroy Matthews and Sandra Matthews
3501 G Ave
Anacortes, WA 98221

Recorded at the request of:
Guardian Northwest Title
File Number: A114711

Statutory Warranty Deed

A114711
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS **Brian K. Ricks and Kathie M. Ricks, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Leroy Matthews and Sandra Matthews, a married couple** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:
Lot 31, Horizon Heights Div, 3

Tax Parcel Number(s): **P108386, 4656-000-031-0000**

Lot 31, "PLAT OF HORIZON HEIGHTS DIV. NO. III", as per plat filed in Volume 16 of Plats, pages 60 and 61, records of Skagit County, Washington.

Situate in Skagit County, State of 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 2/9/2018

Brian K. Ricks

Kathie M. Ricks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018582
FEB 15 2018

Amount Paid \$ 1,748.00
Skagit Co. Treasurer
By MAM Deputy

Order No:

STATE OF Arizona }
COUNTY OF MOHAVE } SS:

I certify that I know or have satisfactory evidence that Brian K. Ricks and Kathie M. Ricks, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 2/9/2018

JENNIFER HUGHES

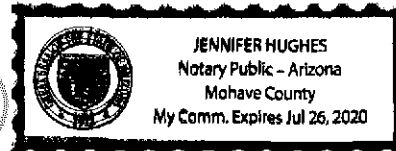
Printed Name:

Notary Public in and for the State of Arizona

Residing at US BANK

My appointment expires: ~~4/25/2021~~ 7/26/20

Jennifer Hughes



Order No:

EXHIBIT "A"

A. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: City of Anacortes
And: Raymond G. Jones, et al
Dated: November 5, 1968
Recorded: March 27, 1970
Auditor's No: 737329
Regarding: Extension of water and sewer systems

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Horizon Heights Division No. III
Recorded: June 29, 1995
Auditor's No: 9506290068

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

Dated: June 22, 1995
Recorded: June 29, 1995
Auditor's No: 9506290069
Executed by: Pacific Summit Construction