

When recorded return to:
Leon R. Meyers and Carol E. Meyers
717 Casey Lane
Maryville, TN 37802



201805250100

05/25/2018 02:59 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620034488

CHICAGO TITLE
620034488

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lary E. George and Carol A. George, 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 Leon R. Meyers and Carol E. Meyers, a married couple

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

Lot 34, HORIZON HEIGHTS DIV. 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): P108389 / 4656-000-034-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 21000
MAY 25 2018

Amount Paid \$ 6911.48
By *WAG* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 14, 2018

Lary E. George
Lary E. George

Carol A. George
Carol A. George

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lary E. George and Carol A. George 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: 5-15-18

Teresa D. Varnes
Name: *Teresa D. Varnes*
Notary Public in and for the State of *WA*
Residing at: *Camano Island*
My appointment expires: 5/09/19



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

- 5.

EXHIBIT "A"Exceptions
(continued)

- 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. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: July 12, 1973
Auditor's No.: 787873, records of Skagit County, WA
In favor of: City of Anacortes
For: Water pipelines
7. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: October 8, 1974
Auditor's No.: 808553, records of Skagit County, WA
In favor of: Puget Sound Power and Light Company
For: Guy wires and anchors
8. Agreement, including the terms and conditions thereof; entered into;
By: City of Anacortes
And Between: Pacific Summit Construction, Inc.
Recorded: December 12, 1995
Auditor's No.: 9512120080, records of Skagit County, Washington
Providing: Water and wastewater fees
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by City of Anacortes.