

When recorded return to:

Heather Fairall and Pete Fairall

3710 37th Drive  
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4784

Nov 12 2020

Amount Paid \$8450.00

Skagit County Treasurer

By Marissa Guerrero Deputy

## STATUTORY WARRANTY DEED

GNW 20-8031

THE GRANTOR(S) Susan K. Tow, Personal Representative for Estate of Kathleen Ann Whitney, deceased

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Pete A. Fairall and Heather A. Fairall, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description:

Lot 27, DIVISION I, HORIZON HEIGHTS ADDITION

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 "B" attached hereto

Tax Parcel Number(s): P80359/4366-000-027-0009

Dated: 11-10-2020

The Estate of Kathleen Ann Whitney

By: *Susan K. Tow*  
Susan K. Tow, Personal Representative

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Susan K. Tow is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged is as the Personal Representative for the Estate of Kathleen Ann Whitney, deceased to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

Dated: 10 day of November, 2020

*Kim Smith*  
Signature

*Notary*  
Title

My appointment expires:  
10-6-2024



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 3710 37th Drive, Anacortes, WA 98221

Tax Parcel Number(s):

Property Description:

Lot 27, "DIVISION I, HORIZON HEIGHTS ADDITION", as per plat recorded in Volume 11 of Plats, page 90, records of Skagit County, Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 20-8031-KS

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**EXHIBIT B**

20-8031-KS

**1. 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

**2. 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

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

**3. 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.

**4. Regulatory notice/agreement regarding Agreement for Retaining Wall that may include covenants, conditions and restrictions affecting the subject property, recorded October 8, 1996 as Auditor's File No. 9610080114.**

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

**5. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded May 7, 2009 as Auditor's File No. 200905070048.**