

When recorded return to:  
Horacio Rene Carreon Mata and Elia Carreon  
12690 Wayward Way  
Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620047680

**CHICAGO TITLE**  
020047680

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Dennis Duane Horner and Rosemarie Irene Horner, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Horacio Rene Carreon Mata and Elia Carreon, a married  
couple

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

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

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

LT 1, TRUMPETER HEIGHTS

Tax Parcel Number(s): P125920 / 4919-000-001-0000

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3091

Jul 07 2021

Amount Paid \$15142.80

Skagit County Treasurer

By Flora Cruz Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 21, 2021

  
\_\_\_\_\_

Dennis Duane Horner

  
\_\_\_\_\_

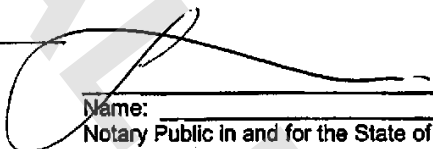
Rosemarie Irene Horner

State of CA

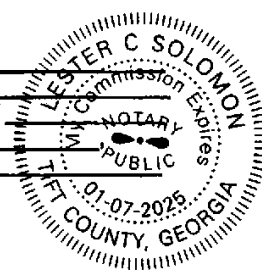
County of Los Angeles

I certify that I know or have satisfactory evidence that Rosemarie Irene Horner  
\_\_\_\_\_ is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 6/22/21

  
\_\_\_\_\_

Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
My appointment expires: \_\_\_\_\_



State of Washington  
County of Skagit

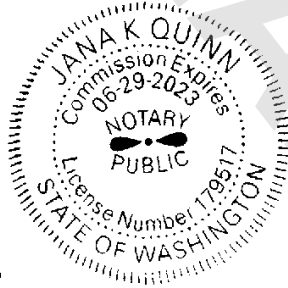
I certify that I know or have satisfactory evidence that

Dennis Duane Horner  
(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 23 2021

Janak Quinn

Name: Janak Quinn  
Notary Public in and for the State of Washington  
Residing at: Arlington  
My appointment expires: 06/29/2023



Attached to Statutory Warranty  
Deed

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P125920 / 4919-000-001-0000**

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PARCEL A:

LOT 1, TRUMPETER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 5, 2007, UNDER AUDITOR'S FILE NO. 200702050117, RECORDS OF SKAGIT COUNTY, WASHINGTON;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF TRUMPETER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 5, 2007, UNDER AUDITOR'S FILE NO. 200702050117, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Pacific Northwest Pipeline Corporation  
Purpose: Oil and Gas Pipeline  
Recording Date: September 14, 1956  
Recording No.: 541505  
Recording No.: 541496

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Public Utility District No. 1  
Purpose: Water pipelines  
Recording Date: February 27, 1957  
Recording No.: 604619

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 21, 1966  
Recording No.: 692443

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No. 200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 26, 1924  
Recording No.: 177540

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No. 200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

5. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

**EXHIBIT "B"**

**Exceptions  
(continued)**

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: September 26, 1924  
Recording No.: 177541

6. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: FTC Holdings, Ltd.  
Purpose: Ingress, egress and utilities  
Recording Date: March 18, 1996  
Recording No.: 9603180066

Said instrument is a re-recording of an Agreed Judgment entered March 18, 1996; Recorded: March 18, 1996 Skagit County Cause No.: 94-2-01304-4, records of Skagit County, Washington

Reference is hereby made to instrument recorded February 2, 2000, under Auditor's File No. 200002020032, records of Skagit County, Washington, for certain agreements affecting said easement.

7. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof;

Recorded: March 18, 1996  
Auditor's File No.: 9603180066, records of Skagit County, Washington

8. 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 83-77.

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: October 26, 1999  
Recording No.: 199910260021  
Affects: An easement area 10 feet in width having 5 feet of such width on each side of a centerline described as follows:

**EXHIBIT "B"****Exceptions  
(continued)**

As constructed, or to be constructed on the above described property

10. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 96-055:

Recording No: 200001110050

11. Road Maintenance Agreement, including the terms and conditions thereof; entered into:

By: Lot owners and future owners  
 Recorded: January 11, 2000  
 Auditor's No.: 200001110051, records of Skagit County, Washington  
 Providing: Obligation of maintenance of road

12. Agreement and the terms and conditions thereof:

Executed by: Dale Boyd, et al and Charles Dralle, et al  
 Recording Date: January 19, 2000  
 Recording No.: 200001190109  
 Providing: Road construction and utilities

13. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Robert Boyd, as his separate property and Dale Boyd, as his separate property

Purpose: Ingress, egress and utilities

Recording Date: April 4, 2000

Recording No.: 200004040078

Affects: That portion of the Northerly 70 feet of Lot 1 of Short Plat 96-055, lying within a 130 foot radius measured from the intersection of the Northern boundary of said Lot 1 with the centerline of that certain 60 foot wide easement delineated on the face of that certain Survey dated December 10, 1981, and recorded December 29, 1981, under Auditor's File No. 8112290013, records of Skagit County, Washington, in Volume 3 of Surveys, page 157, records of Skagit County, Washington, referenced in that agreement recorded in Skagit County Auditor's File No. 9603180066, records of Skagit County, Washington.

14. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

**EXHIBIT "B"**

**Exceptions  
(continued)**

In favor of: Public Utility District No. 1 of Skagit County  
Purpose: The perpetual right, privilege, and authority enabling the District to do all things necessary or proper in the construction and maintenance of a water line, lines or related facilities including the right to construct, operate, maintain, inspect, improve, remove, restore, alter, replace, relocate, connect to and locate at any time a pipe or pipes, line or lines or related facilities, along with necessary appurtenances for the transportation of water  
Recording Date: May 16, 2000  
Recording No.: 200005160023  
Affects: A 20 foot utility easement and 60 foot easement for ingress, egress and utilities as shown on Chuck Dralle Short Plat 96-055.

15. Terms, conditions, and restrictions of that instrument entitled Development Activities On or Adjacent to Designated Natural Resource Lands Pursuant to SCC 14.16.870;

Recorded: November 18, 2004  
Auditor's No(s): 200411180009, records of Skagit County, Washington

16. Terms, conditions, and restrictions of that instrument entitled Waiver of Development Moratorium;

Recorded: October 4, 2004  
Auditor's No(s): 200410040011, records of Skagit County, Washington

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Energy, Inc  
Purpose: Underground electric system, together with necessary appurtenances  
Recording Date: February 19, 2006  
Recording No.: 200606190191

18. Terms, conditions, and restrictions of that instrument entitled Before the Skagit County Hearing Examiner Findings, Conclusions and Recommendations, File No. P103-0925;

Recorded: September 13, 2005  
Auditor's No(s): 200509130131, records of Skagit County, Washington

19. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 PLAT OF TRUMPETER HEIGHTS:

Recording No: 200702050117

**EXHIBIT "B"**  
Exceptions  
(continued)

20. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
- In favor of: Skagit County  
Purpose: Protected Critical Area  
Recording Date: February 5, 2007  
Recording No.: 200702050119
21. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: February 5, 2007  
Recording No.: 200702050120
22. 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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: February 5, 2007  
Recording No.: 200702050121
23. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
- "This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.
- In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If

**EXHIBIT "B"**

**Exceptions  
(continued)**

you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

24. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
25. City, county or local improvement district assessments, if any.