

202512150055

12/15/2025 09:14 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253984

Dec 12 2025

Amount Paid \$10096.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:
Jeffrey T Morris and Maxine D Morris
1610 35th Place
Anacortes, WA 98221

Chicago Title
620060382 3

STATUTORY WARRANTY DEED

THE GRANTOR(S) Matthew A Boespflug and Linnea M Reddy-Boespflug, 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 Jeffrey T Morris and Maxine D Morris, a married couple

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

LOT 47, PLAT OF HORIZON HEIGHTS DIVISION NO. IV, AS PER PLAT RECORDED IN
VOLUME 16 OF PLATS, PAGES 105 AND 106, RECORDS OF SKAGIT COUNTY,
WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

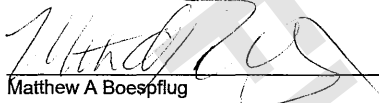
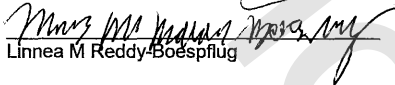
Tax Parcel Number(s): P108739 / 4676-000-047-0000

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: December 10, 2025


Matthew A Boespflug
Linnea M Reddy-Boespflug

State of Washington


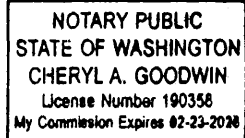
County of KingThis record was acknowledged before me on 12/10/2025 by Matthew A Boespflug and Linnea M Reddy-Boespflug.
(Signature of notary public)Notary Public in and for the State of WashingtonMy commission expires: 2-23-2028

EXHIBIT "A"
Exceptions

1. Agreement and the terms and conditions thereof:

Executed by: City of Anacortes and Raymond G. Jones, etux etal
Recording Date: March 27, 1970
Recording No.: 737329
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Anacortes Short Plat No. ANA 95-001:

Recording No: 9505040090
3. 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: June 29, 1995
Recording No.: 9506290069
4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 the Plat of Horizon Heights Div. No. IV:

Recording No: 9605300104
5. Assessments, if any, levied by City of Anacortes
6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any