

AFTER RECORDING MAIL TO:
Roberta Moody-Bynum
3306 G Avenue
Anacortes, WA 98221



200312120146
Skagit County Auditor

12/12/2003 Page 1 of 4 3:56PM

Filed for Record at Request of
Wells Fargo Escrow Company
Escrow Number: 05-00793-03

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

110050-PA

Grantor(s): Craig A. Warnick and Cathi S. Warnick
Grantee(s): Roberta L. Moody-Bynum and Samuel R. Bynum
Abbreviated Legal:
Lot 16, Horizon Heights III
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 4656-000-016-0000 P108371

THE GRANTOR Craig A. Warnick and Cathi S. Warnick, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Roberta L. Moody-Bynum and Samuel R. Bynum, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Lot 16, Horizon Heights III, as per plat recorded in Volume 16 of Plats, pages 60 and 61, records of Skagit County, Washington.

Dated, December 10, 2003

Craig A. Warnick

Cathi S. Warnick

#6311
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 12 2003

STATE OF Washington
County of Island } SS:

Amount Paid \$ 3738⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

On this 12th day of Dec. 2003 before me personally appeared Craig A Warnick, to me known to be the individual described in and who executed the foregoing instrument for his / her self and as Attorney in Fact for Cathi S Warnick and acknowledged that he / she signed and sealed the same as their free and voluntary act and deed for his / her self and also as their free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.
Given under my hand and official seal the day and year last above written.
(Seal)

Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: _____

ACKNOWLEDGEMENT

ATTACHED TO AND MADE A PART OF: S.W.D.

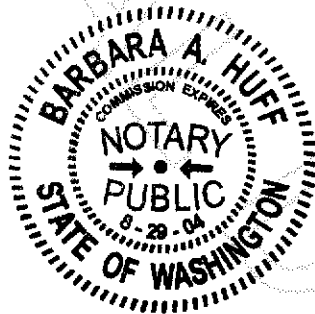
State of Washington }
County of Island } SS:

I certify that I know or have satisfactory evidence that **Cathi S Warnick and Craig A. Warnick**

is/are the person(s) 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.

Dated: 12/12/03 Barbara A Huff

Notary Public in and for the State of Washington
Residing at Coupeville
My appointment expires: 08/29/04



200312120146
Skagit County Auditor

12/12/2003 Page 2 of 4 3:56PM

EXCEPTIONS:

A. DECLARATION OF RESTRICTIVE COVENANTS AND CONDITIONS FOR HORIZON HEIGHTS DIVISION 3 AND 4 AND THE TERMS AND CONDITIONS THEREOF:

Recorded: June 29, 1995
Auditor's No.: 9506290069

B. Notes shown on AN Short Plat 95-001, as follows:

1. All maintenance and construction of private roads are the responsibility of the lot owners and the responsibility of maintenance shall be in direct relationship to usage of road;
2. Short Plat Number and date of approval shall be included in all deeds and contracts;
3. Zoning - Low Density Residential;
4. Sewage Disposal - City of Anacortes;
5. Water - City of Anacortes;
6. Any future surface water management controls shall be implemented to the City Engineer's specifications as per Ordinance No. 2176.
7. There is existing city water along "H" Avenue and 32nd Street for connection to each lot and fire hydrants located as approved by the City Fire Chief.
8. There is existing sanitary sewer along "H" Avenue and 32nd Street for connection to each lot.
9. Each lot shall have 30 feet of frontage on an improved City Street.
10. All utilities shall be constructed to City standards.
11. Subject to conditions outlined in letter dated 2/27/95 from the City of Anacortes and recorded under Auditor's File No. 9503240018, records of Skagit County, Washington.

C. Notes shown on Map of Horizon Heights III, as follows:

1. All lots fronting onto 32nd Street shall only be accessed from internal subdivision streets and not from 32nd Street.
2. There shall be no parking in the cul-de-sacs;
3. Lots 7-10 and Lots 21-25 of Division III shall each provide two additional on-site parking spaces to make up for lost off-street parking in cul-de-sacs.
4. Fencing along 32nd Street shall meet front yard fence requirements.
5. Lots 36, 37 and 38 shall be limited to single story residences.



200312120146
Skagit County Auditor

EXCEPTIONS CONTINUED:

D. Easement provisions shown on Plat, as follows:

"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."

Said easement has been amended to provide a 10 foot easement by instrument recorded March 21, 1996, under Auditor's File No. 9603210076.

E. Right of the public to make necessary slopes for cuts or fills upon property herein described in the reasonable original grading of streets, avenues, alleys and roads, as dedicated in the plat.



200312120146
Skagit County Auditor

12/12/2003 Page 4 of 4 3:56PM