When recorded return to:

Mr. and Mrs. Derek M. Cooley
3612 F Avenue
Anacortes, WA 98221

Recorded at the request of:
First American Title
File Number: A89142

200610100060
Skagit County Auditor
10/10/2006 Page 1 of 2 9:38AM

Statutory Warranty Deed

THE GRANTORS Wayne D. Mackey, III and Tina J. Mackey, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Derek M. Cooley and Marlo L. Cooley, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**

FIRST AMERICAN TITLE CO.
A89142E-1

Abbreviated Legal:
Lot 48, "HORIZON HEIGHTS DIV. NO. IV"

Tax Parcel Number(s): **P108740, 4676-000-048-0000**

Lot 48, "HORIZON HEIGHTS DIV. NO. IV", as per plat recorded in Volume 16 of Plats, pages 105 and 106, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated **October 2, 2006**

Wayne D. Mackey, III

Tina J. Mackey

#5244
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 10 2006

Amount Paid $ 4544.00
Skagit Co. Treasurer
By Deputy

STATE OF Montana }
COUNTY OF Custer } SS:

I certify that I know or have satisfactory evidence that Wayne D. Mackey, III and Tina J. Mackey, the persons 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.

Date: 10-4-06

Connie L. Bogner
Notary Public in and for the State of Montana
Residing at Miles City Mt. 59301
My appointment expires: 1-5-09

UNOFFICIAL DOCUMENT

EXCEPTIONS:

A. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	City of Anacortes
And:	Raymond G. Jones, et al
Dated:	November-5, 1968
Recorded:	March 27, 1970
Auditor's No.:	737329
Regarding:	Extension of water and sewer systems

B. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated:	June 22, 1995
Recorded:	June 29, 1995
Auditor's No.:	9506290069
Executed by:	Pacific Summit Construction

C. Terms and conditions of Agreement between the City of Anacortes and Pacific Summit Construction, Inc., dated December 12, 1995, recorded under Auditor's File No. 9512120080, regarding water and sewer connections.

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name:	Horizon Heights Div. No. IV
Recorded:	May 30, 1996
Auditor's No:	9605300104

Said matters include but are not limited to the following:

1. Water - City of Anacortes

2. Sewage Disposal - City of Anacortes

3. Occupational Indicators Note: This Survey has depicted existing occupation lines in accordance with W.A.C. Chapter 332.130. These occupational indicators may indicate a potential for claims of unwritten title ownership the legal resolution of ownership based upon unwritten title claims has not been resolved by this Boundary Survey.

4. All lots fronting onto 32nd Street shall only be accessed from internal subdivision streets and not from 32nd Street.

5. Fencing along 32nd Street shall meet front yard fence requirements.

6. All lots corner have been set with 1/2 inch rebar with yellow caps marked "Skodje 19645".

7. Lots 36 through 48 shall have a rear yard setback of 55 feet and a maximum height of 27 feet for

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