

When recorded return to:
Matthew Thornton and Amy Thornton
3318 Field Avenue
Anacortes, WA 98221



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Filed for record at the request of:



CHICAGO TITLE INSURANCE COMPANY

770 NE Midway Blvd., PO Box 1050
Oak Harbor, WA 98277

Order No.: 620010065

STATUTORY WARRANTY DEED

THE GRANTOR(S)

John Ripley and Constance Ripley, husband and wife

for and in consideration of Two Hundred Seventy Four Thousand And No/100 Dollars (\$274,000.00)

in hand paid, conveys, and warrants to Matthew H. Thornton and Amy R. Thornton, husband and wife

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

Lot 5, PLAT OF HORIZON HEIGHTS DIVISION NO. III, according to the plat thereof, recorded in Volume 16 of Plats, pages 60 and 61, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Tax Parcel Number(s): 4656-000-005-0000 P108360

Subject to: Restriction, reservations and easements of record. See Exhibit "A" and "B" attached hereto and by reference made a part hereof.

Dated: May 17, 2010

John Ripley

Constance Ripley

1440
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 20 2010

Amount Paid \$ 4882.00
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that JOHN RIPLEY AND
CONSTANCE RIPLEY (name of person) is the person who appeared
before me, and said person acknowledged that (he/she) signed this instrument and acknowledged it to
be (his/her) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 19, 2010

Marcie Paleck
Signature

Notary Public
Title

My appointment expires: October 15 2012

RESIDING IN MOUNT VERNON

MARCIE K. PALECK



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Skagit County Auditor

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EXHIBIT "A"

SPECIAL EXCEPTIONS

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;

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.

Amended by instrument recorded March 21, 1996 under Auditor's File No. 9603210076, records of Skagit County, Washington, amending the easement to 10 feet.

2. Notes set forth on face of Short Plat Number ANA 95-001 as recorded in Volume 11 of Short Plats, pages 200 and 201.
3. Notes as contained on the face of Plat.
4. Claims for damage by the owners and their heirs and assigns against any governmental authority are waived which may be occasioned to the adjacent land by the establishment construction, drainage, and maintenance of said roads as contained in dedication of Plat.
5. 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, 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 in the document
Recording Date: June 29, 1995
Recording No.: 9506290069
6. Agreement, including the terms and conditions thereof, entered into
Executed by: City of Anacortes
And Between: Raymond G. Jones, etux etal
Recording Date: March 27, 1970
Recording No.: 737329
7. Agreement, including the terms and conditions thereof, entered into;
Executed by: City of Anacortes
And Between: Pacific Summit Construction, Inc.
Recording Date: December 12, 1995
Recording No.: 9512120080
Providing: Water and wastewater fees

continued. . .



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8. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: Utilities
Affects: Exterior 10 feet adjacent to street
9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 21, 1996
Recording No.: 9603210076
10. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat;
Purpose: Utility Easement
Affects: North 10 feet of said premises



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EXHIBIT "B"

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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