



201105060087  
Skagit County Auditor

5/6/2011 Page 1 of 2 3:40PM

When recorded return to:  
Sabrina L. Molnar-Marshall  
3318 Field Avenue  
Anacortes, WA 98221

Recorded at the request of:

File Number: A101670

### Statutory Warranty Deed

THE GRANTORS Matthew H. Thornton and Amy R. Thornton, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sabrina L. Molnar-Marshall, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 5, "PLAT OF HORIZON HEIGHTS DIVISION NO. III"

GUARDIAN NORTHWEST TITLE CO.

A101670-1

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

Lot 5, "PLAT OF HORIZON HEIGHTS DIVISION NO. III", as per plat filed in Volume 16 of Plats, pages 60 and 61, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4/26/2011

Matthew H. Thornton

Amy R. Thornton

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAY 06 2011

# 1347

Amount Paid \$5052.30

Skagit Co. Treasurer

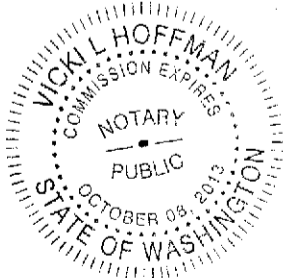
By Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Matthew H. Thornton and Amy R. Thornton, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-27-11

Printed Name: Vicki L Hoffman  
Notary Public in and for the State of Washington  
Residing at Anacortes, WA  
My appointment expires: 10/08/2013



# EXHIBIT A

## EXCEPTIONS:

### A. AGREEMENT, AND THE TERMS AND CONDITIONS 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. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Horizon Heights Division No. III  
Recorded: June 29, 1995  
Auditor's No: 9506290068

### C. 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



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