

**When recorded return to:**  
Oliver Montoya and Teresa Montoya  
3318 FIELD AVE  
ANACORTES, WA 98221



Skagit County Auditor \$77.00  
8/15/2017 Page 1 of 4 4:05PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031601

**CHICAGO TITLE**  
620031601

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael R. Lenzi and Kathryn I. Lenzi, 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 Oliver Montoya and Teresa Montoya, a married couple

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.

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

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

Subject to:

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

20173811  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

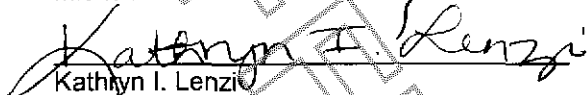
AUG 15 2017

Amount Paid \$7,080.50  
By Skagit Co. Treasurer  
Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 9, 2017

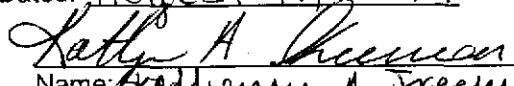
  
\_\_\_\_\_  
Michael R. Lenzi

  
\_\_\_\_\_  
Kathryn I. Lenzi

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael R. Lenzi and Kathryn I. Lenzi are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 11, 2017

  
\_\_\_\_\_  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2018

**KATHERYN A. FREEMAN**  
**STATE OF WASHINGTON**  
**NOTARY -- PUBLIC**  
My Commission Expires 9-01-2018

**EXHIBIT "A"**  
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. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 SHORT PLAT NO. ANA 95-001:

Recording No: Volume 11 page 200

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 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 HORIZON HEIGHTS DIVISION NO. III:

Recording No: 9506290068

4. 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

- 5.

## EXHIBIT "A"

Exceptions  
(continued)

- 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
6. 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
7. 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
8. Skagit County Right to Manage Natural Resources Lands Disclosure, including the terms, covenants and provisions thereof;  
  
Recording Date: August 18, 2015  
Recording No.: 201508180026 (re-record of 201507270191)
9. Liability to future assessments, if any, levied by the City of Anacortes.
10. City, county or local improvement district assessments, if any.