

**AFTER RECORDING MAIL TO:**

Name Darwin J. Taylor  
Address 104 Poppy Road  
City/State Bothel, WA. 98102



200502110115  
Skagit County Auditor

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**Document Title(s):** (or transactions contained therein)

1. Bargain and Sale Deed
- 2.
- 3.
- 4.

**Reference Number(s) of Documents assigned or released:**

Additional numbers on page \_\_\_\_\_ of document



**First American Title Insurance Company**

**FIRST AMERICAN TITLE CO.**  
**B80153**

*(this space for title company use only)*

**Grantor(s):** (Last name first, then first name and initials)

1. JP Morgan Chase Bank, as Trustee for the
2. Truman Capital Mortgage Loan Trust 2002-2
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

**Grantee(s):** (Last name first, then first name and initials)

1. Darwin J. Taylor
- 2.
- 3.
- 4.
5.  Additional names on page \_\_\_\_\_ of document

**Abbreviated Legal Description as follows:** (i.e. lot/block/plat or section/township/range/quarter/quarter)

Lot 14, Block 0, Cape Horn Div. 2.

Complete legal description is on page \_\_\_\_\_ of document

**Assessor's Property Tax Parcel / Account Number(s):**

P63455

**NOTE:** The auditor/recorder will rely on the information on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

**AFTER RECORDING MAIL TO:**  
Darwin J. Taylor  
104 Poppy Road  
Bothel, WA 98102

Filed for Record at Request of  
First American Title Of Skagit County  
Eserow Number: b80153

**Bargain and Sale Deed**

Grantor(s): JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-2  
Grantee(s): Darwin J. Taylor  
Abbreviated Legal: Lot 14 Block 0, Cape Horn Div. 2

**THE GRANTOR(S) JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-2** for and in consideration Ten Dollars and other good and valuable consideration in hand paid, bargains, sells, and conveys to **Darwin J. Taylor, a married man as his separate estate** the following described estate, situated in the County of Skagit, state of Washington:

Lot 14, Block "O", Cape Horn on the Skagit Division No. 2, according to the plat thereof recorded in Volume 9 of Plats, pages 14-19, records of Skagit County, Washington.

**SUBJECT TO:** Exception A-I as set forth in Exhibit "A" attached hereto and by this reference made a part hereof.

Assessor's Property Tax Parcel/Account Number : p63455

The Grantor(s) for himself/herself/themselves and for his/her/their successors in interest do(es) by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do(es) hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor(s) and not otherwise, he/she/they will forever warrant and defend the said described real estate.

Dated: January 31, 2005

JP Morgan Chase Bank, as Trustee for the Truman Capital Mortgage Loan Trust 2002-2

# 682  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

FEB 11 2005

X [Signature]  
BY: DAVID FRANCIS, DOC. CONTROL OFFICER

Amount Paid 28480  
By [Signature] Skagit Co. Treasurer

State of Utah  
County of Salt Lake ) SS:

I certify that I know or have satisfactory evidence DAVID FRANCIS, DOC. CONTROL OFFICER the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated he/she/they are authorized to execute the instrument and is \_\_\_\_\_ of \_\_\_\_\_ to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Date: 2-4-05 Lana A. McCowen

Notary Public in and for the State of Utah  
Residing at Salt Lake  
My appointment expires: \_\_\_\_\_

200502110115  
Skagit County Auditor

Notary Public  
**LANA A. MCCOWEN**  
3815 South West Temple  
Salt Lake City, Utah 84115  
My Commission Expires  
April 29, 2007  
State of Utah

LPB 15

EXHIBIT "A"

A. RESTRICTIONS AND CONDITIONS CONTAINED IN THE PLAT, READING SUBSTANTIALLY AS FOLLOWS:

"The Platters do hereby declare this plat and dedicate to the public forever all roads and ways and that 40 foot easement along the river shown hereon with the right to make all necessary slopes for cuts and fills, and the right to continue to drain said roads and ways over and across any lot or lots, where water might take a natural course, in the original reasonable grading of the roads and ways shown hereon, following original reasonable grading of the roads and ways hereon, no drainage waters on any lot or lots shall be diverted or blocked from their natural course so as to discharge upon any public road right-of-way or to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or rerouting thereof across any lot as may be undertaken by or for the owner of any lot, shall be done by and at the expense of such owner."

B. A CONDITION ON THE FACE OF THE PLAT AS FOLLOWS:

"Skagit County shall not be responsible for any flood control improvements."

C. CONDITIONS AND RESTRICTIONS CONTAINED IN AN INSTRUMENT, FILED JULY 13, 1965, AS AUDITOR'S FILE NO. 668869 READING AS FOLLOWS:

"1. Lot owners to be advised that those areas indicated on the plat as being below elevation 140.0 feet, are subject to infrequent periodic inundation and buildings constructed therein should maintain a floor elevation above 140.0 feet.

2. The exterior of all buildings to have a completed appearance within one year from date of starting.

3. Lot owners shall be responsible for placing wells and septic tank drainfields in accordance with the master plan as on file with the Cape Horn Maintenance Company. A minimum of 100 feet shall be maintained between all drainfields and wells. All work to be in accordance with Skagit County Regulations.

4. All lots shall be subject to the Articles and By-Laws of the Cape Horn Maintenance Company."

Amendment to By-Laws was recorded January 16, 2003 under Auditor's File No. 200301160063.

D. EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:

Grantee:	Puget Sound Power & Light Company, a corporation
Purpose:	Transmission line with appurtenances
Dated:	July 7, 1965
Recorded:	August 17, 1965
Auditor's No.:	670429
Affects:	As constructed and extended in the future at the consent of Grantee and Grantor

E. RESTRICTIONS ON OTHER LOTS IN SAID PLAT IMPOSED BY VARIOUS INSTRUMENTS OF RECORD WHICH MAY BE NOTICE OF A GENERAL PLAN AS FOLLOWS:

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in and for the purposes set forth in the Articles of Incorporation and the By-Laws of the Cape Horn Maintenance Co., a nonprofit, non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorneys fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cape Horn Maintenance Co. This provision is a covenant running with the land and is binding on the grantees, their heirs, successors and assigns.

SUBJECT TO:

- Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.
- Use of said property for residential purposes only.
- Questions that may arise due to shifting of Skagit River."

continued



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F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated: September 20, 1976  
Recorded: December 14, 1976  
Auditor's No.: 847451  
Executed By: Cape Horn Maintenance Company

G. Any question that may arise due to shifting or changing in course of the Skagit River.  
(Affects those lots abutting the River)

H. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022 regarding well and waterworks located on the "Community Park" area.

I. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Sandra Revell  
Dated: August 30, 1995  
Recorded: September 11, 1995  
Auditor's No: 9509110042  
Purpose: Ingress, egress and underground utilities  
Area Affected:

Over and across Lot 14, in the location where access is presently located from the public right-of-way, together with 5 feet from each side of the presently traveled right-of-way.

End of Exhibit "A"



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