



200506150037
Skagit County Auditor

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WHEN RECORDED RETURN TO:

Name: Wendy Vanderyacht
Address: 41567 North Shore Lane
Sedro Wooley, WA 98284

LAND TITLE OF SKAGIT COUNTY

Escrow Number: 39374MR
Filed for Record at Request of: *Stewart Title of Bellingham.*

STATUTORY WARRANTY DEED

The Grantors, **Bryce L. Vradenburg**, an unmarried individual, as his separate property, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys, and warrants to **Wendy Vanderyacht**, a single woman, as her separate estate, the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Abbreviated Legal: Lots 15&16, Blk. A, Cape Horn.
Assessor's Property Tax Parcel No.: 3868-001-016-0005

Subject to: See Exhibit "B" attached hereto and made a part hereof.

Dated: June 10, 2005

Bryce L. Vradenburg / Arthur John Hayward
Bryce L. Vradenburg by Arthur John Hayward, his
Attorney in Fact

3059
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 15 2005

Amount Paid \$ 1602.00
Skagit Co. Treasurer
By *[Signature]* Deputy

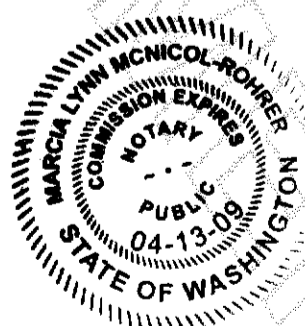
STATE OF Washington)
) ss.
COUNTY OF Whatcom)

On this 10th of June, 2005, before me personally appeared Arthur John Hayward to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Bryce L. Vradenburg, is the person who appeared before me, and said person and acknowledged that he signed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year above written.

[Signature]

Name: Marcia Lynn McNicol-Rohrer
Notary Public in and for the state of Washington
Residing in: Bellingham
My commission expires April 13, 2009



Order No. 116619-S

EXHIBIT "A"

DESCRIPTION:

Lots 15 And 16, Block A, "CAPE HORN ON THE SKAGIT," as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

EXCEPTIONS:

A. Right of the public as contained in the dedication of the plat 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 re-routing 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. Restriction imposed by Deed execute by Cape Horn Development Company on said lot by instrument dated April 2, 1970, recorded April 3, 1970, under Auditor's File No. 737507, as follows:

"Use of said property for residential purposes only."

C. Conditions and restrictions contained in instrument filed July 13, 1965, under 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.

D. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

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

E. Any change in the boundary of legal description of the real property, or title to the estate insured, that may arise due to shifting and changing in course of the Skagit River.

F. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

G. Right of the State of Washington to that portion of the subject property, if any, lying in the bed of or the former bed of the Skagit River.

H. Note contained on the face of the plat, as follows:

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

I. EASEMENT AND TERMS AND CONDITIONS THEREOF:

Disclosed By: Plat of said addition
 Purpose: Flood access
 Area Affected: Northwesterly 40 feet as measured from mean high water



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