



200712310111

Skagit County Auditor

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When recorded return to:

D.B. JOHNSON CONSTRUCTION, INC., A  
Washington Corporation  
1801 GROVE UNIT B  
MARYSVILLE, WA 98292

CHICAGO TITLE CO.

**STATUTORY WARRANTY DEED**

Escrow No.: 17854  
Title Order No.: IC44075

THE GRANTOR(S)

RONNIE HALL and GAYNELL JACKSON-HALL, each as their separate estates

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

D.B. JOHNSON CONSTRUCTION, INC., A Washington Corporation

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

LOTS 46 AND 47, BLOCK G, CAPE HORN ON THE SKAGIT, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.  
SITUATED IN SKAGIT COUNTY, WASHINGTON.

Tax Parcel Number(s): 3869-007-046-0005 ; 3869-007-047-0004

SUBJECT TO: See Exhibit "A" attached hereto.

Dated: DECEMBER 12, 2007

Ronnie Hall  
RONNIE HALL

Gaynell Jackson  
GAYNELL JACKSON-HALL

STATE OF Washington )  
COUNTY OF KING ) ss.

5828  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

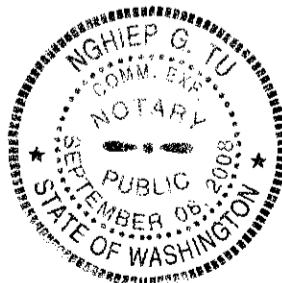
DEC 21 2007

Amount Paid \$ 490.94  
Skagit Co. Treasurer  
By Sp Dep.

I certify that I know or have satisfactory evidence that RONNIE HALL and GAYNELL JACKSON HALL 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: 24th day of December, 2007

[Signature]  
Notary Public in and for the State of Washington  
residing at Seattle, WA  
My Commission Expires: 09/08/2008



**EXHIBIT "A"**

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of roads

Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 17, 1965

Auditor's No.: 670429, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

Affects: As constructed and extended in the future at the consent of Grantee and Grantor

Easement delineated on the face of said plat;

For: Flood control access

Affects: A 40-foot strip as measured from the mean high water line

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

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit River, if navigable.

Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons, as follows:

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

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: July 13, 1965

Auditor's No(s): 668869, records of Skagit County, Washington

Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: January 28, 1980

Auditor's No(s): 8001280044 and 8001280045, records of Skagit County, Washington

Executed By: Cape Horn Development Co.

As Follows: Use of said property for residential purposes only



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Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: December 15, 1976

Auditor's No(s): 847451, records of Skagit County, Washington

Executed By: Cape Horn Maintenance Co.

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, 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;

Recorded: June 21, 1993

Auditor's No(s): 9306210022, records of Skagit County, Washington

Executed By: Cape Horn Maintenance Company

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 28, 1980

Auditor's No(s): 8001280044 and 8001280045, records of Skagit County, Washington

Imposed By: Cape Horn Development Co.



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