

**POOR ORIGINAL**



200801160042

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 98270

CHICAGO TITLE CO.

**STATUTORY WARRANTY DEED**

Escrow No.: 17853  
Title Order No.: IC44076

THE GRANTOR(S)

DENNIS HINTZ, An Unmarried Person As His Separate Estate

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:

LOT 23, BLOCK 1, 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): 3869-009-023-0008

SUBJECT TO: See Exhibit "A" attached hereto.

# 144

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: JANUARY 11, 2008

JAN 16 2008

*Dennis Hintz*  
DENNIS HINTZ

Amount Paid \$ 265.77  
Skagit Co. Treasurer  
By *Mlim* Deputy

STATE OF Washington ) ss.  
COUNTY OF

I certify that I know or have satisfactory evidence that DENNIS HINTZ is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 14th day of January, 2008

*E. J. Schmidt*



Notary Public in and for the State of  
residing at Enumclaw  
My Commission Expires: 10/11/09

**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. Randies and Leora R. Randies, 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: December 4, 1989  
Auditor's No(s): 8912050007, 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: December 4, 1989

Auditor's No(s): 8912050007, records of Skagit County, Washington

Imposed By: Cape Horn Development Co.



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