



201106280064  
Skagit County Auditor

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WHEN RECORDED RETURN TO  
DAVID W. EDENFIELD  
3674 WESTHILLS PL  
BELLINGHAM, WASHINGTON 98226

CHICAGO TITLE  
620013295



CHICAGO TITLE COMPANY

5106114

STATUTORY WARRANTY DEED

THE GRANTOR(S)

ROSS D. HENSON AND SUSAN M. HENSON, HUSBAND AND WIFE, AND TIMOTHY J. QUINN AND JANA K. QUINN,  
HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

DAVID W. EDENFIELD AND PATRICIA C. EDENFIELD, HUSBAND AND WIFE

the following described real estate situated in the County of ~~SKAGIT~~ ~~SNOWBUSH~~ SKAGIT State of Washington:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART  
HEREOF AS IF FULLY INCORPORATED HEREIN.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "B" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

1901

JUN 28 2011

Amount Paid \$ 450.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

LOT 17 BLOCK K CAPE HORN ON THE SKAGIT DIV 2

Tax Account Number(s): 3869 011 017 0002

Dated: JUNE 22, 2011

*Ross D Henson*  
ROSS D. HENSON

*Susan M Henson*  
SUSAN M. HENSON

*Timothy J Quinn*  
TIMOTHY J. QUINN

*Jana K Quinn*  
JANA K. QUINN

LPB10/KLC/052006

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

SS

ON THIS 27 DAY OF JUNE, 2011 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED ROSS D. HENSON AND SUSAN M. HENSON KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

*Denise D. Kazen*

NOTARY SIGNATURE

PRINTED NAME: DENISE D. KAZEN  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT ARLINGTON  
MY COMMISSION EXPIRES ON 11/1/12

DENISE D. KAZEN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
NOVEMBER 1, 2012

STATE OF WASHINGTON  
COUNTY OF SNOHOMISH

SS

ON THIS 27 DAY OF JUNE, 2011 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED TIMOTHY J. QUINN AND S2SP KNOWN TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

*Denise D. Kazen*

NOTARY SIGNATURE

PRINTED NAME: DENISE D. KAZEN  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Arlington  
MY COMMISSION EXPIRES ON 11-1-12

DENISE D. KAZEN  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION EXPIRES  
NOVEMBER 1, 2012

NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 5106114

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SNOHOMISH, and is described as follows:

Lot 17, Block K, CAPE HORN ON THE SKAGIT DIVISION 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.

CHICAGO TITLE COMPANY

EXLEGALE/RDA/0899



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CHICAGO TITLE COMPANY

EXHIBIT B

Escrow No.: 5106114

SUBJECT TO:

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: August 17, 1965  
Recording No.: 670429  
Affects: As constructed and extended in the future at the consent of Grantee and Grantor

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 CAPE HORN ON THE SKAGIT DIVISION NO. 2:

Recording No: 682588

Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: July 13, 1965  
Auditor's No(s): 668869, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded: June 21, 1993  
Auditor's No(s): 9306210022, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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 15, 1976  
Auditor's No(s): 847451, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in instrument, 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;

Recorded: August 2, 1977  
Auditor's No.: 861901, records of Skagit County, Washington  
As Follows: Use of said property for residential purposes only

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

Recorded: August 2, 1977  
Auditor's No.: 861901, records of Skagit County, Washington  
Imposed By: Cape Horn Maintenance Company

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Findings of Fact;

Recorded: April 4, 2007  
Auditor's No(s): 200704040097, records of Skagit County, Washington

Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

City, county or local improvement district assessments, if any.

Assessments, if any, levied by Cape Horn Maintenance Company.



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