



201406110070

When recorded return to:
Edward H. Martin and Renee S. Martin
5304 88th Street NE
Marysville, WA 98270

Skagit County Auditor \$74.00
6/11/2014 Page 1 of 3 11:33AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021631

CHICAGO TITLE
620021631

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lester Warby and Margie Warby, husband and wife on the date of acquiring title and all times since

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Edward H. Martin and Renee S. Martin, husband and wife

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

Lot 21, Block C, CAPE HORN ON THE SKAGIT, according to the plat thereof, recorded in Volume 8 of Plats, pages 92 through 97, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62945 / 3868-003-021-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620021631, Schedule B, Special Exceptions; and Skagit Country Right To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: June 6, 2014

[Signature]
Lester Warby
[Signature]
Margie Warby

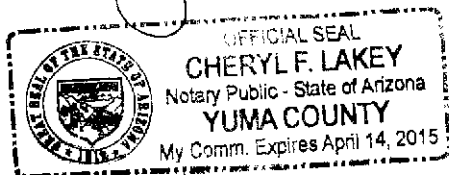
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142017
JUN 11 2014

Amount Paid \$198.55
Skagit Co. Treasurer
By [Signature] Deputy

State of Arizona
County of Yuma

I certify that I know or have satisfactory evidence that Lester Warby and Margie Warby is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 9 2014



[Signature]
Name: Cheryl F. Lahey
Notary Public in and for the State of Arizona
Residing at: Yuma
My appointment expires: April 14, 2015

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. 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:

Recording No: 668870

2. 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: Exact location is undisclosed of record as to said premises

3. Terms and conditions contained in instrument; Recorded: December 15, 1976 Auditor's No.: 847451, records of Skagit County, Washington For: Preventing contamination of water supply Affects: Any portion of said premises lying within 100 feet of well Located: Location of well not described in said instrument

4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: July 13, 1965 Auditor's No.: 668869, records of Skagit County, Washington Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife; and Cape Horn Development Company, a partnership

5. Covenants, conditions, and restrictions contained in instrument(s), 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: July 21, 1965 Auditor's No(s): 810533, records of Skagit County, Washington Executed By: Cape Horn Development Company As Follows: Use of said property for residential purposes only

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s); Recorded: July 21, 1965 Auditor's No(s): 810533, records of Skagit County, Washington Imposed By: Cape Horn Development Company

7. 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.

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

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

10. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

