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201408110087

Skagit County Auditor
8/11/2014 Page

1 of

4 11:16AM

\$75.00

When recorded return to:
Chris Williams and Dionne Williams
606 East 4th Street
Nooksack, WA 98276

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620021984

CHICAGO TITLE 620021984

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale C. Nilsen and Janet L. Nilsen, husband and wife and Aldin E. Hemnes and Mary Jane Hemnes, husband and wife and Barbara A. Hemnes, a single person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Chris Williams and Dionne Williams, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 37, Block H, 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.

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

Tax Parcel Number(s): P63273 / 3869-008-037-0004

Subject to: Covenants, conditions, restrictions and easements of record, more fully described in Chicago Title Order 620021984, Schedule B, Special Exceptions and Skagit County Right to Farm Ordinance, which are attached hereto and made a part hereof as Exhibit "A".

Dated: August 7, 2014

Dale C. Nilsen
Dale C. Nilsen

Janet L. Nilsen
Janet L. Nilsen

Aldin E. Hemnes
Aldin E. Hemnes

Mary Jane Hemnes
Mary Jane Hemnes

Barbara A. Hemnes
Barbara A. Hemnes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2014 2901
AUG 11 2014

Amount Paid \$ 147.⁴⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Dale C. Nilsen and Janet L. Nilsen 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: Aug 8, 2014

Susie Gale
 Name: Susie Gale
 Notary Public in and for the State of WA
 Residing at: Bellingham
 My appointment expires: 9/11/14

Notary Public
 State of Washington
 SUSAN L GALE
 MY COMMISSION EXPIRES
 September 11, 2014

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Aldin E. Hemnes and Mary Jane Hemnes 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: Aug 8, 2014

Susie Gale
 Name: Susie Gale
 Notary Public in and for the State of WA
 Residing at: Bellingham
 My appointment expires: 9/11/14

Notary Public
 State of Washington
 SUSAN L GALE
 MY COMMISSION EXPIRES
 September 11, 2014

State of Washington

County of Whatcom

I certify that I know or have satisfactory evidence that Barbara A. Hemnes 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: Aug 8, 2014

Susie Gale
 Name: Susie Gale
 Notary Public in and for the State of WA
 Residing at: Bellingham
 My appointment expires: 9/11/14

Notary Public
 State of Washington
 SUSAN L GALE
 MY COMMISSION EXPIRES
 September 11, 2014



EXHIBIT "A"
Exceptions

1. 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

2. 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

3. 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

4. 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

5. 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: July 24, 1978
Auditor's No.: 884108, records of Skagit County, Washington
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;
Recorded: July 24, 1978
Auditor's No.: 884108, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance 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



EXHIBIT "A"
Exceptions
(continued)

powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Cape Horn Maintenance Company.

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.



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