



Skagit County Auditor \$73.00
8/28/2015 Page 1 of 2 2:20PM

When recorded return to:
Brett A. Herbert and Ilona A. Herbert
41395 and 41417 Center Street
Concrete, WA 98237

Filed for record at the request of:

 **CHICAGO TITLE**
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620022046

CHICAGO TITLE
620022046 STATUTORY WARRANTY DEED

THE GRANTOR(S) Bryan Boe and Jennifer Boe, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brett A. Herbert and Ilona A. Herbert, husband and wife
the following described real estate, situated in the County of Skagit, State of Washington:


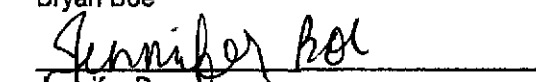
Lots 8 and 9, Block E, CAPE HORN ON THE SKAGIT, according to the plat thereof, recorded in
Volume 8 of Plats, pages 92 through 97, records of Skagit County, Washington.

Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

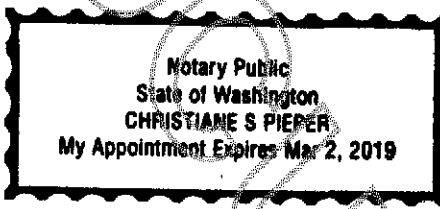
Tax Parcel Number(s): P63036 / 3868-005-008-0006, P63037 / 3868-005-009-0005

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620022046, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: August 25, 2015


Bryan Boe

Jennifer Boe

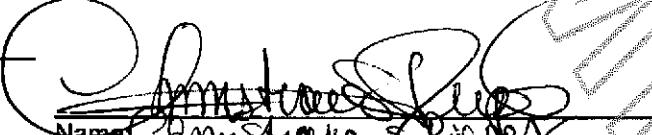
State of Washington
Wa of King



I certify that I know or have satisfactory evidence that
Bryan Boe Jennifer Boe
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: 8-27-2015
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153453
AUG 28 2015

Amount Paid \$ 1767.²⁰
Skagit Co. Treasurer
By HTB Deputy


Name: Christiane S Pieper
Notary Public in and for the State of Wa
Residing at: Tacoma
My appointment expires: 03-02-2019

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 28, 1966 and July 14, 1977
Auditor's No(s): 709504 and 860572, 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 28, 1966 and July 14, 1977
Auditor's No(s): 709504 and 860572, 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. Pursuant to Quit Claim Deed recorded under Auditor's File No. 201507150064, reviewed and approved by the Skagit County Planning and Development Services, the therein described property is combined into a single parcel.
9. Assessments, if any, levied by Cape Horn Maintenance Company.
10. City, county or local improvement district assessments, if any.