

When recorded return to:
Donald McIntosh and Sheryl McIntosh
1731 Sapphire Trail
Bellingham, WA 98226



201604220065

Skagit County Auditor \$75.00
4/22/2016 Page 1 of 3 11:40AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245381588

CHICAGO TITLE
620026745

STATUTORY WARRANTY DEED

THE GRANTOR(S) William P. Ostrander Jr. as Personal Representative for The Estate of William P. Ostrander

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Donald McIntosh and Sheryl McIntosh, a married couple

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

Lot 1, Block A, 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): P62855, 3868-001-001-0002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1497
APR 22 2016

Amount Paid \$ 450⁰⁰
Skagit Co. Treasurer
By MF Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 18, 2016

Estate of William P. Ostrander

BY: William P. Ostrander, Jr.
William P. Ostrander, Jr.
Personal Representative

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that William P. Ostrander, Jr. is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of Estate of William P. Ostrander to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 04/20/2016

Name: Kelli Moquin
Notary Public in and for the State of WA
Residing at: Blaine WA
My appointment expires: 08/17/2017

KELLI MOQUIN
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-17-2017

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 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: February 27, 1984
Auditor's No(s).: 8402270002, 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: May 31, 1966
Auditor's No(s).: 683500, 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.