

When recorded return to:
Duane C Strock
41720 Cape Horn Drive
Concrete, WA 98237



Skagit County Auditor **\$76.00**
4/14/2017 Page 1 of 4 2:47PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171539
APR 14 2017

Filed for record at the request of:



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

Amount Paid \$ 2292.30
Skagit Co. Treasurer
By *mem* Deputy

CHICAGO TITLE
U20030257

Escrow No.: 620030257

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frost Family LLC dba Payfirst Properties

for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to Duane C Strock, a married person as his separate estate

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

Lot 6, Block G, 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): P63115 / 3868-007-006-0004,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: April 10, 2017

Frost Family LLC dba Payfirst Properties

BY: *Matthew Johnson*
Matthew Johnson
Authorized Signer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Matthew Johnson 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 Authorized Signer of Frost Family LLC dba Payfirst Properties to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 13, 2017

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
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: December 8, 1970
Auditor's No(s).: 762134, records of Skagit County, Washington
Executed By: Cape Horn Development Company
As Follows: Use of said property for residential purposes only

EXHIBIT "A"

Exceptions (continued)

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: December 8, 1970
Auditor's No(s): 762134, records of Skagit County, Washington
Imposed By: Cape Horn Development Company
7. Plat Lot or Record Certification and the terms and conditions thereof

Recording Date: August 14, 2006
Recording No.: 200608140185
8. Title Notification - Special Flood Hazard Area and the terms and conditions thereof

Recording Date: May 9, 2008
Recording No.: 200805090057
9. Shared Driveway Easement and Maintenance Agreement and the terms and conditions thereof

Recording Date: October 8, 2008
Recording No.: 200810080099
10. 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.
11. Assessments, if any, levied by Cape Horn Maintenance Company.
12. City, county or local improvement district assessments, if any.