

When recorded return to:
Gerald Hunt and Shirley Hunt
42139 Cedar Street
Concrete, WA 98237



Skagit County Auditor \$78.00
7/28/2017 Page 1 of 5 1:56PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3423
JUL 28 2017

Amount Paid \$1251.00

Filed for record at the request of: *ML*
Skagit Co. Treasurer Deputy



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031423

CHICAGO TITLE
620031423

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron D Schwetz, a married man as his separate estate; and Kimberly L Tripple, a married woman as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gerald Hunt and Shirley Hunt, husband and wife

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

Lots 15 and 16, Block L, 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, INCLUDING A 1968 Biltmore Mobile Home, VIN 3068, Model 47P/12, title of which has not been eliminated.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P63388 / 3869-012-015-0002, P63389 / 3869-012-016-0001

Subject to:

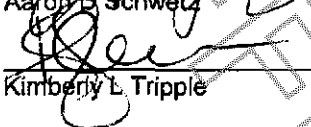
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: July 25, 2017



Aaron B. Schwetz



Kimberly L. Tripple

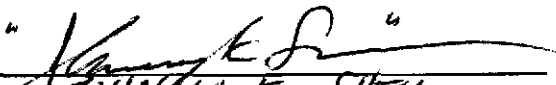
UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that
AARON D. SCHWETZ & KIMBERLY L TRIPPLE
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: 07.26.2017


Name: JOHNNY K. SHEU
Notary Public in and for the State of WA
Residing at: LYNNWOOD, WA
My appointment expires: 11.08.2020

Notary Public
State of Washington
JOHNNY K. SHEU
MY COMMISSION EXPIRES
NOVEMBER 08, 2020

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

EXHIBIT "A"

Exceptions (continued)

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: September 7, 1977 and May 14, 1974
Auditor's No.: 864155 and 800816, 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: September 7, 1977 and May 14, 1974
Auditor's No.: 864155 and 800816, 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 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.