

When recorded return to:
Chad E. Bumgarner
41887 Cape Horn Drive
Concrete, WA 98237



201711200184

Skagit County Auditor \$77.00
11/20/2017 Page 1 of 4 3:56PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028779

CHICAGO TITLE
020028779

STATUTORY WARRANTY DEED

THE GRANTOR(S) Klint L. Wagoner, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Chad E. Bumgarner, an unmarried man

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

Lot 7, Block H, 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): P63141/3868-008-007-0001,

Subject to:


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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175449
NOV 20 2017

Amount Paid \$ 3921.⁰⁰
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 15, 2017




Klint L. Wagoner

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Klint L. Wagoner is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November



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. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & 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 said plat:
3. Conditions and restrictions contained in instrument filed July 13, 1965 under Auditor's File No. 668869.
4. Assessments, 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 as set forth in the Articles of Incorporation and the By-Laws of the Cape Horn Maintenance Co., a non-profit, non-stock Washington corporation:
5. Covenants, conditions and restrictions 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 in the document
Recording Date: December 14, 1976
Recording No.: 847451

Modification(s) of said covenants, conditions and restrictions
Recording Date: January 16, 2003
Recording No.: 200301160063
6. Lot of Record Certification, including the terms, covenants and provisions thereof:

Recording Date: December 21, 2005
Recording No.: 200512210008

EXHIBIT "A"

Exceptions
(continued)

7. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof;

Recording Date: December 29, 2005
Recording No.: 200512290140

8. Assessments if any due and owing Cape Horn Maintenance Company.
9. City, county or local improvement district assessments, if any.