

When recorded return to:
Maribell Buchanan
7536 North Center Court
Concrete, WA 98237



Skagit County Auditor \$77.00
12/15/2017 Page 1 of 4 11:52AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

CHICAGO TITLE
500065617

Escrow No.: 500065617

STATUTORY WARRANTY DEED

THE GRANTOR(S) Fred Richards, 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 Maribell Buchanan, an unmarried person

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

Lot 10, 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): P63038 / 3868-005-010-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175801
DEC 15 2017

Amount Paid \$ 877.20
Skagit Co. Treasurer
By **HB** Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 7, 2017

Fred Richards

Fred Richards

State of WASHINGTON
County of ~~SKAGOT~~ *Skamish*
JKQ

I certify that I know or have satisfactory evidence that Fred Richards 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: *December 14, 2017*

Jana K Quinn
Name: *Jana K Quinn*
Notary Public in and for the State of *Washington*
Residing at: *Arlington*
My appointment expires: *06/29/2019*

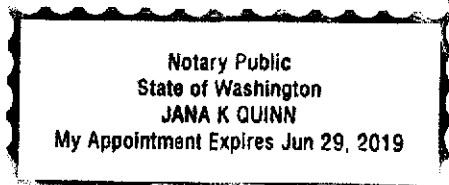


EXHIBIT "A"
Exceptions

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: July 28, 1968
Auditor's No(s): 669492, 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: July 28, 1968
Auditor's No(s): 669492, 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. Assessments, if any, levied by Cape Horn Maintenance Company.
9. City, county or local improvement district assessments, if any.