

When recorded return to:
Robert A. Reynolds
8309 Emmanuel Lane
Concrete, WA 98237



201802160062

Skagit County Auditor \$78.00
2/16/2018 Page 1 of 5 11:47AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033398

CHICAGO TITLE
620033398

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cape Horn Maintenance Co., a Washington Corporation
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Robert A. Reynolds, an unmarried person

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

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

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

Lot(s): 29 & 30 Block: F CAPE HORN ON THE SKAGIT DIV 2

Tax Parcel Number(s): P63204 / 3869-006-030-0005, P63203 / 3869-006-029-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018620

FEB 16 2018

Amount Paid \$ 254.20
Skagit Co. Treasurer
By *BS* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: January 29, 2018

Cape Horn Maintenance Co.

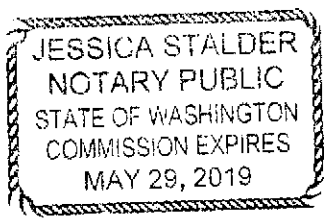
BY: Ralph Shaver
Ralph Shaver
President

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Ralph Shaver

is are the person(s) who appeared before me, and said person acknowledged that (he) (he/she/they) signed this instrument, on oath stated that (he) (he/she/they) was authorized to execute the instrument and acknowledged it as the President of Cape Horn Maintenance Co. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1/30/18



Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 5/29/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63204 / 3869-006-030-0005 and P63203 / 3869-006-029-0008

Lot 29 and 30, Block F, CAPE HORN ON THE SKAGIT DIVISION 2, according to the plat thereof, recorded in Volume 9 of Plats, page 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
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 "B"

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: April 21, 1982
Auditor's No.: 8204210001 and 8204210002
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: April 21, 1982
Auditor's No.: 8204210001 and 8204210002
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.