

When recorded return to:

Mr. and Mrs. Richard Alan Hapner  
3918 North Whitehouse Street  
Spokane, WA 99205



Skagit County Auditor \$77.00  
3/20/2018 Page 1 of 4 1:44PM

Filed for Record at Request of  
Curtis, Casteel and Palmer Law Group, PLLC  
Escrow Number: C1800173M

CHICAGO TITLE  
020033473

### Statutory Warranty Deed

THE GRANTOR Maddox Family, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Richard Alan Hapner and Susan Elizabeth Hapner, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Lot 46, Block G, Cape Horn on the Skagit Div 2, records of Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P63254/3869-007-046-0005

Dated MARCH 15, 2018

Maddox Family, LLC

By: Matthew D. Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018/093  
MAR 20 2018

Amount Paid \$ 359.22  
Skagit Co. Treasurer  
By Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson  
is/are the person(s) who appeared before  
me, and said person(s) acknowledge that he signed this instrument, on oath stated he  
is/are authorized to execute the instrument and acknowledge that as the  
Authorized Signer of Maddox Family, LLC  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument

Dated: 3-15-18

Candace A. Rummelhart  
Notary Public in and for the State of Washington  
Residing at Lake Stevens  
My appointment expires: December 7, 2021



## EXHIBIT A

Lot 46, Block G, 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.

### SUBJECT TO:

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

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

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): 688869, records of Skagit County, Washington

### AMENDED by instrument(s):

Recorded: June 21, 1993  
Auditor's No(s): 9306210022, records of Skagit County, Washington

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

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: January 28, 1980  
Auditor's No.: 8001280045, records of Skagit County, Washington  
As Follows: Use of said property for residential purposes only

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Recorded: January 28, 1980  
Auditor's No.: 8001280045, records of Skagit County, Washington  
Imposed By: Cape Horn Maintenance Company

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.

Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 27, 2007  
Recording No.: 20071270098

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 11, 2014  
Recording No.: 201412110046  
Affects: Portion of said premises

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

The following is part of the Purchase and Sale Agreement dated January 16, 2018

between Richard Alan Hapner Susan Elizabeth Hapner ("Buyer")  
Buyer Buyer  
and Maddox Family LLC ("Seller")  
Seller Seller  
concerning 0 of 46 South Shore Drive Concrete WA 98237 (the "Property")  
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Richard A. Hapner 1-16-18 [Signature] 1/17/18  
Buyer Date Seller Date  
Susan E. Hapner 1-16-18 \_\_\_\_\_ \_\_\_\_\_  
Buyer Date Seller Date