

When recorded return to:  
Joaquin George Cabarrus  
14317 101st Ave NE  
Arlington, WA 98223



Skagit County Auditor \$77.00  
4/23/2018 Page 1 of 4 1:53PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033721

**CHICAGO TITLE**  
**620033721**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Don M. Powell and Bonnie Mae Powell, husband and wife  
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to Joaquin George Cabarrus, a single man

the following described real estate, situated in the County of Skagit, State of Washington:  
Lots 47 and 48, SAUK RIVER ESTATES SUBDIVISION NO. 2, according to the plat thereof,  
recorded in Volume 8 of Plats, pages 23 and 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P68979 / 3995-000-048-0005

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181631  
**APR 23 2018**  
Amount Paid \$ 3075.50  
Skagit Co. Treasurer:  
By *tham* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: 4-17-2018

Don M. Powell  
Don M. Powell

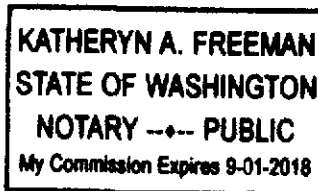
Bonnie Mae Powell  
Bonnie Mae Powell

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Don M. Powell and Bonnie Mae Powell are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 17, 2018

Kathryn A. Freeman  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Shohomish CO  
My appointment expires: 9-01-2018



**EXHIBIT "A"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 SAUK RIVER ESTATES SUBDIVISION NO. 2:

Recording No: 612597

2. 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: October 13, 1961

Auditor's No(s): 613301, records of Skagit County, Washington

Executed By: Sauk River Development Co., a Washington corporation

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: May 9, 1979

Auditor's No(s): 7905080031, 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: The exterior 7 feet lying parallel and adjacent to the road

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

Recording Date: April 4, 2002

Recording No.: 200204040171

5. Title Notification - Development Activities On or Adjacent to Designated Natural Resource lands including the terms, covenants and provisions thereof

Recording Date: April 4, 2002

Recording No.: 200204040172

6. Title Notification - Waiver of 200 Foot Setbacks for Properties Outside of and Immediately Adjacent to Designated Natural Resource Lands including the terms, covenants and provisions thereof

Recording Date: April 4, 2002

Recording No.: 200204040175

**EXHIBIT "A"**

Exceptions  
(continued)

7. City, county or local improvement district assessments, if any.