

When recorded return to:

Bradley A. Tuffendsam
10121 Evergreen Way #25-327
Everett, WA 98204



201809250084

09/25/2018 01:40 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of
Curtis, Casteel & Palmer , PLLC
Escrow Number: C1800939m

CHICAGO TITLE
620035864

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 Bradley A. Tuffendsam, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot 19, Block G, CAPE HORN ON THE SKAGIT, Skagit County, Washington.

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P63126/3868-007-019-0009

Dated September 24, 2018

Maddox Family, LLC

By: Matthew D. Johnson, Authorized Signer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184261
SEP 25 2018

Amount Paid \$ 138.50
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: 9-25-2018

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

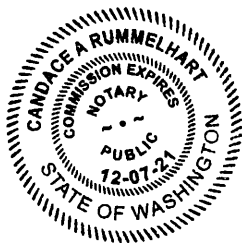


EXHIBIT A

Lot 19, Block G, 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.

SUBJECT TO:

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

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

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

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

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 23, 1985
Auditor's No(s): 8507230012, records of Skagit County, Washington
Executed By: Cape Horn Development Company
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(s);

Recorded: July 23, 1985
Auditor's No(s): 8507230012, records of Skagit County, Washington
Imposed By: Cape Horn Development Company

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 8/14/18
between Brodley Tuffindasahr ("Buyer")
and Maddox Family, LLC ("Seller")
concerning lot 19, Cape Horn dr, Concrete, WA 98237 (the "Property")

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.

[Signature] 8-14-18
Buyer Date

[Signature] 8/15/18
Seller Date

Buyer _____ Date _____
Seller _____ Date _____