

When recorded return to:  
Danny Stroud  
932 W Axton Rd  
Bellingham, WA 98226



**201811060027**

11/06/2018 11:10 AM Pages: 1 of 4 Fees: \$102.00  
Skagit County Auditor

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620036381

**CHICAGO TITLE**  
620036381

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Leon P. Leonovich and Carroll C. Leonovich, who acquired title as Leon P. Leonovich and Carroll C. Leonovich, 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 Danny Stroud, an unmarried person

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

Lot 8, Block M, CAPE HORN ON THE SKAGIT DIVISION 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P63410 / 3869-013-008-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20184902  
NOV 06 2018

Amount Paid \$984.<sup>00</sup>  
Skagit Co. Treasurer  
By *Unem* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: October 25, 2018

*Leon P. Leonovich*

Leon P. Leonovich

*Carroll C. Leonovich*

Carroll C. Leonovich

Carroll

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Leon P. Leonovich and Carroll C. Leonovich is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 29, 2018

*Kathryn A. Freeman*  
Name: Kathryn A. Freeman  
Notary Public in and for the State of WA  
Residing at: Snohomish CO  
My appointment expires: 9-01-2022

Notary Public  
State of Washington  
Kathryn A Freeman  
Commission No. 149913  
My Commission Expires 09-01-2022

**EXHIBIT "A"**

## 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: January 20, 1978  
Auditor's No(s): 872373, records of Skagit County, Washington
  
5. Assessments or charges and liability to further assessments or charges, including the terms,

**EXHIBIT "A"**

Exceptions  
(continued)

covenants, and provisions thereof, disclosed in instrument;

Recorded: January 20, 1978

Auditor's No(s): 872373, records of Skagit County, Washington

Imposed By: Cape Horn Maintenance Company

6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: December 15, 1976

Recording No.: 847451

7. Assessments, if any, levied by Cape Horn Maintenance Company.
8. City, county or local improvement district assessments, if any.