

When recorded return to:  
Chad Schuchard  
41808 North Shore Lane  
Concrete, WA 98237



**201904120058**

04/12/2019 11:30 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191302  
APR 12 2019

Amount Paid \$ 628.00  
Skagit Co. Treasurer  
By *BT* Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037921

**CHICAGO TITLE**  
620037921

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Floyd L. Anderson, Personal Representative of the Estate of Terry Allen Anderson, deceased

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Chad Schuchard, an unmarried person

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

Lot 38 and 39, Block F, CAPE HORN ON THE SKAGIT, DIVISION NO. 2, according to the plat thereof recorded in Volume 9 of Plats, page 14 through 19, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P63212 / 3869-006-038-0007, P63213 / 3869-006-039-0006

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: April 9, 2019

The Estate of Terry Allen Anderson

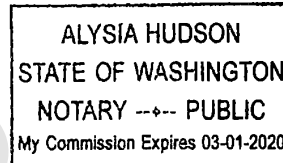
BY: Floyd L. Anderson PR  
Floyd L. Anderson  
Personal Representative

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Floyd L. Anderson is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of The Estate of Terry Allen Anderson to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: April 9, 2019

Alysia Hudson  
Name: Alysia Hudson  
Notary Public in and for the State of Washington  
Residing at: Arrington  
My appointment expires: 03.01.2020



**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 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: May 7, 1980

## EXHIBIT "A"

### Exceptions (continued)

Recording No.: 8005070012 and  
Recording No.: 8005070013

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

Recording date: May 7, 1980  
Recording No.: 8005070012 and  
Recording No.: 8005070013  
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. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof

Recording Date: April 4, 2007  
Recording No.: 200704040097

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

Recording Date: July 26, 2006  
Recording No.: 200607260092

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

Recording Date: July 26, 2006  
Recording No.: 200607260093

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

Recording Date: July 28, 2006  
Recording No.: 200607280211

11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

## EXHIBIT "A"

### Exceptions (continued)

"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."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.
14. Assessments, if any, levied by Cape Horn Maintenance Company.