

When recorded return to:  
Jenny Meza and Sergio Meza  
22503 Buchanan St  
Mount Vernon, WA 98273

201904220057

04/22/2019 11:32 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620037651

CHICAGO TITLE  
620037651

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Garner, an unmarried person and Robin Stuckey, a single person for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jenny Meza and Sergio Meza, a married couple

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

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

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

Lot(s): 16 Block: 1 Cape Horn on the Skagit Sub-Div. 2, Skagit County, WA Tax/Map ID(s):

Tax Parcel Number(s): P63295/3869-009-016-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20191444  
APR 22 2019

Amount Paid \$ 307<sup>60</sup>  
Skagit Co. Treasurer  
By MA Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 25 2019

Amount Paid \$ 307<sup>60</sup>  
Skagit Co. Treasurer  
By MA Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: April 5, 2019

Michael Garner  
Michael Garner

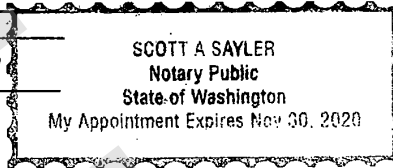
Robin Stuckey  
Robin Stuckey

State of WASHINGTON  
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Michael Garner is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 16, 2019

Scott A. Saylor  
Name: Scott A. Saylor  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 11/30/20

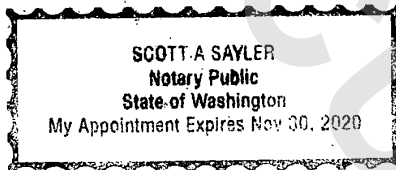


State of WASHINGTON  
County of ~~SKAGIT~~ King

I certify that I know or have satisfactory evidence that Robin Stuckey is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 19, 2019

Scott A. Saylor  
Name: Scott A. Saylor  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 11/30/20



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P63295/3869-009-016-0007**

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LOT 16, BLOCK I, CAPE HORN ON THE SKAGIT, DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

**EXHIBIT "B"**  
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  
Recording No: 668869

AMENDED by instrument(s):  
Recorded: June 21, 1993  
Recording No: 9306210022

4. 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, contained in Deed:

Recording No: 752943

**EXHIBIT "B"**

Exceptions  
(continued)

5. 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  
Recording No: 847451
6. City, county or local improvement district assessments, if any.
7. Assessments, if any, levied by Cape Horn Maintenance Company.
8. Certificate of non-compliance and the terms and conditions thereof:  
Recording Date: July 13, 2015  
Recording No.: 201507130106
9. Title is to vest in Jenny and Sergio Meza and will be subject to:

A state lien for the amount shown and any other amounts due,

Filed by: Washington Department of Social and Health Services  
Taxpayer: Sergio Meza  
Amount: \$2,294.00  
Recording Date: September 17, 2009  
Recording No.: 200909170022