

When recorded return to:
Anthony Sanchez
42096 Cedar Street
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1652

May 11 2020

Amount Paid \$3685.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041622

CHICAGO TITLE
020041622

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ramon E. Martinez- Hernandez and Ruth Allison Martinez, 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 Anthony Sanchez, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 5, 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.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P63407 / 3869-013-005-0002

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: April 8, 2020

~~_____~~
Ramon E. Martinez- Hernandez
Ruth Allison Martinez
Ruth Allison Martinez

State of WASHINGTON
County of ~~SKAGIT~~ KING

I certify that I know or have satisfactory evidence that Ramon E. Martinez- Hernandez and Ruth Allison Martinez 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 8, 2020

Name: TONY BENSON
Notary Public in and for the State of WA
Residing at: Puyallup
My appointment expires: 2/1/21

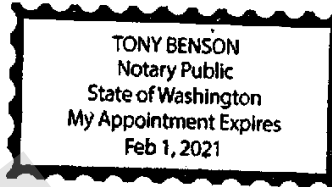


EXHIBIT "A"
Exceptions

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: June 29, 1981
 - Auditor's No(s): 8106290037, 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: June 29, 1981

Auditor's No.: 8106290037, 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. Mitigation Plan Public Water System Wellhead Protection Area including the terms, covenants and provisions thereof

Recording Date: June 13, 2002

Recording No.: 200208130047

8. 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."

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

10. Assessments, if any, levied by Cape Horn Maintenance Company.

EXHIBIT "A"
Exceptions
(continued)

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