

When recorded return to:

Christopher Alan Smith
42130 Pine Street
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2385
Jun 30 2020
Amount Paid \$2981.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-5842

THE GRANTOR(S) Wesley H. Rosenbach and Mildred I. Rosenbach, husband and wife,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Christopher Alan Smith, an unmarried person

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

Lot 35, Block O, Cape Horn on the Skagit Division No. 2, as per plat recorded in Volume 9 of Plats,
pages 14 through 19, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A"
attached hereto

Tax Parcel Number(s): P63476 / 3869-015-035-0001

Dated: 6-29-20

Wesley H. Rosenbach
Wesley H. Rosenbach

Mildred I. Rosenbach
Mildred I. Rosenbach

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 29th day of June, 2020

Peggy A Land
Signature

Escrow
Title

My appointment expires: June 16, 2021



EXHIBIT A

20-5842-MM

1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded July 13, 1965, as Auditor's File No. 668869.
 2. An Amendment to By-Laws was recorded January 16, 2003 under Auditor's File No. 200301160063.
 3. The Articles of Incorporation were recorded as Auditor's File No. 200611200088.
 4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cape Horn on the Skagit Division No. 2 recorded May 10, 1966 as Auditor's File No. 682588.
 5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on July 7, 1965 and recorded August 17, 1965, as Auditor's File No. 670429.
 6. Restrictions, provisions and/or exceptions affecting other lots in said Plat imposed by various instruments of record which may be notice of a general plan.
 7. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Company, dated September 20, 1976, recorded December 14, 1976 as Auditor's File No. 847451.
- Terms and Provisions of document recorded as Auditor's File No. 200611200088 which may pertain thereto.
8. Any question that may arise due to shifting or changing in course of the Skagit River.

(Affects those lots abutting the River)
 9. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022, regarding well and waterworks located on the "Community Park" area.
 10. Mitigation Plan, including the terms, covenants and provisions thereof
Recording Date: January 22, 2001
Recording No.: 200101220119
 11. Any tax, fee, assessments or charges as may be levied by Cape Horn Maintenance Company.