

When recorded return to:
David V. Ward and Teresa Skye
1801 Cavalry Street
Pahrump, NV 89048

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047966

CHICAGO TITLE
620047966

STATUTORY WARRANTY DEED

THE GRANTOR(S) Christina Gooden, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to David V. Ward and Teresa Skye, a married couple

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

LOT 20, BLOCK "A", CAPE HORN ON THE SKAGIT, AS PER PLAT RECORDED IN VOLUME 8
OF PLATS, PAGES 92 THROUGH 97, INCLUSIVE, 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): P62874 / 3868-001-020-0009,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3095

Jul 08 2021

Amount Paid \$1173.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 1, 2021

Christina Gooden
Christina Gooden

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Christina Gooden
(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: July 07, 2021

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2023

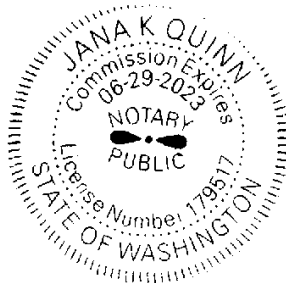


EXHIBIT "A"
Exceptions

1. Covenants, conditions, restrictions and easements 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: July 13, 1965
Recording No.: 668869

2. 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, as set forth on the Plat of Cape Horn on the Skagit:

Recording No: 668870

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company, a corporation
Purpose: Electric transmission line and distribution line
Recording Date: August 17, 1965
Recording No.: 670429
Affects: as described in said instrument

4. Declaration of Covenant and the terms and conditions thereof:

Recording Date: December 14, 1976
Recording No.: 847451

5. Terms and conditions of Articles of Incorporation and Bylaws of Cape Horn Maintenance Company:

Recording Date: November 20, 2006
Recording No.: 200611200088

Modification(s) of said Bylaws

Recording Date: January 16, 2003
Recording No.: 200301160063

EXHIBIT "A"Exceptions
(continued)

6. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof:
- Recording Date: April 4, 2007
Recording No.: 200704040097
7. Any question that may arise due to shifting and changing in the course, boundaries or high water line of Skagit River.
8. Rights of the State of Washington in and to that portion, if any, of the Land which lies below the line of ordinary high water of Skagit River.
9. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
10. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
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:
- "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. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Cape Horn Maintenance Company.

EXHIBIT "A"

**Exceptions
(continued)**

14. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.