

When recorded return to:

Riley J. Schenck and Jenilee N. Schenck
41610 Cape Horn Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5476

Nov 30 2021

Amount Paid \$6405.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049881

CHICAGO TITLE CO.
620049881

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna Lee Kube and Steven James Kube, wife and husband and Melissa Leilani Lindberry, a married person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Riley J. Schenck and Jenilee N. Schenck, a married couple

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

LOT(S) 13, 14 AND 15, BLOCK "B", "CAPE HORN ON THE SKAGIT" AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE(S) 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): P62911 / 3868-002-013-0006, P62912 / 3868-002-014-0005, P62913 / 3868-002-015-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: November 16, 2021

Donna Lee Kube
Donna Lee Kube Steven James Kube
by Donna Kube his attorney in fact
Steven James Kube, by Donna Kube, his attorney in fact

Melissa Leilani Lindberry

Christopher Lindberry

State of Washington
_____ county of Skagit

I certify that I know or have satisfactory evidence that
Donna Lee Kube
_____ (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: November 30, 2021

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arundell
My appointment expires 03 01 2024

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Statutory Warranty Deed

State of Washington
county of skagit

I certify that I know or have satisfactory evidence that Donna Kube is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Steven James Kube and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 30, 2021

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 03.01.2024

NOTARY PUBLIC
STATE OF WASHINGTON
ALYSIA HUDSON
License Number 183699
My Commission Expires 03-01-2024

STATUTORY WARRANTY DEED
(continued)

Dated: November 16, 2021

Donna Lee Kube

Steven James Kube, by Donna Kube, his attorney in fact

Melissa Lindberry

Melissa Leilani Lindberry

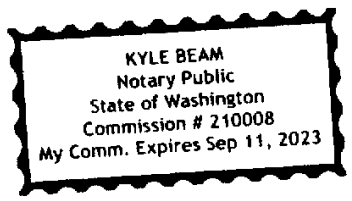
Christopher Lindberry

Christopher Lindberry

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Christopher Lindberry & Melissa Leilani Lindberry
____ 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: 11-30-21



Kyle Beam
Name: Kyle Beam
Notary Public in and for the State of WA
Residing at: Skagit
My appointment expires: 9-11-23

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 set forth in a document:

In favor of: Puget Sound Power & Light Company
Purpose: Electric Line
Recording Date: August 17, 1965
Recording No.: 670429

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: December 14, 1976
Recording No.: 847451

5. 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

EXHIBIT "A"Exceptions
(continued)

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: November 20, 2006
Recording No.: 200611200088

6. Findings of Facts, including the terms, covenants and provisions 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

EXHIBIT "A"Exceptions
(continued)

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. Assessments, if any, levied by Cape Horn Maintenance Company.
14. City, county or local improvement district assessments, if any.