

When recorded return to:

Gabriel Booth
7923 Fir Street
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237303

Jul 17 2023

Amount Paid \$5285.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620054364

Escrow No.: 245458095

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth D. Adams and Jane M. Adams, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Gabriel Booth, an unmarried person

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

LOT 14, 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.

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

Tax Parcel Number(s): P63455,

Subject to:

Exhibit "A"

STATUTORY WARRANTY DEED
(continued)

Dated: July 5, 2023

Kenneth D. Adams
Kenneth D. Adams
Jane M. Adams
Jane M. Adams

State of WA
County of Whatcom

This record was acknowledged before me on July 13, 2023 by Kenneth D. Adams and Jane M. Adams.

Susie Gale
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 8/15/26

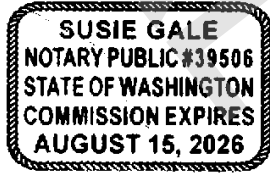


Exhibit "A"

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

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

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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 Division No. 2:

Recording No: 682588

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 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: June 7, 1983
Recording No.: 8306070002

6. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:
- Imposed by: Cape Horn Maintenance Co.
Recording Date: June 7, 1983
Recording No.: 8306070002
7. 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: June 21, 1993
Recording No.: 9306210022
8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Lot 15 of said plat
Purpose: Ingress, egress and utilities
Recording Date: September 11, 1995
Recording No.: 9509110042
Affects: Over and across lot 14 in the location where access is located, from the public right-of-way, across lot 14 to lot 15, together with five (5) feet from each side of the presently travelled right-of-way for the purpose of expansion of the right-of-way and/or placement of underground utilities
9. Skagit County Planning and Development Services, and the terms and conditions thereof:
- Recording Date: April 4, 2007
Recording No.: 200704040097
10. 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."
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.
13. Assessments, if any, levied by Cape Horn Maintenance Company.