

202309290006

09/29/2023 09:07 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:
Paul Houvener and Gale Houvener
PO Box 13155
Mill Creek, WA 98082

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238222
Sep 29 2023
Amount Paid \$2805.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

CHICAGO TITLE COMPANY
500145729

Escrow No.: 500145729

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jillian Berg who acquired title as, Jillian Hathaway, a married person, as to Lot 28 and Jillian

Berg, who acquired title as Jillian Hathaway, a married person, as to Lot 29.

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Paul Houvener and Gale Houvener, a married couple

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

LOTS 28 AND 29, BLOCK D, "CAPE HORN ON THE SKAGIT, DIVISION NO. 1", 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): P62992 / 3868-004-028-0005, P62993 / 3868-004-029-0004

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2023

Jillian Berg
Jillian Berg
Benjamin Berg
Benjamin Berg

State of WA
County of SNOHOMISH

This record was acknowledged before me on 9.28.23 by Jillian Berg and Benjamin Berg.

Diane M Barlow
(Signature of notary public)
Notary Public in and for the State of WA
My commission expires: 8/3/25

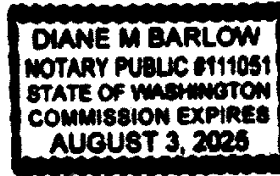


EXHIBIT "A"
Exceptions

1. 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:

Recording No: 668870
2. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: August 17, 1965
Recording No.: 670429
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Exact location is undisclosed of record as to said premises
3. Terms and conditions contained in instrument;

Recorded: December 15, 1976
Recording No.: 847451
For: Preventing contamination of water supply
Affects: Any portion of said premises lying within 100 feet of well
Located: Location of well not described in said instrument
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: July 13, 1965
Recording No.: 668869
5. 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 Development Company
Recording Date: July 13, 1965
Recording No.: 668869

EXHIBIT "A"Exceptions
(continued)

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: May 21, 1969
Recording No.: 726759

Affects: Lot 29

7. 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: November 26, 1971
Recording No.: 761167

Affects: Lot 28

8. 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
Regarding: Well and waterworks located in "community park" area

9. Provisions contained in the articles of incorporation and bylaws of Cape Horn Maintenance Company, recorded on November 20, 2006 under recording number 200611200088, and amended on January 16, 2003 under recording number 200301160063, including any liability to assessment lien.

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

EXHIBIT "A"**Exceptions
(continued)**

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.
14. Assessments, if any, levied by Cape Horn Development Company.