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03/20/2024 01:28 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor

When recorded return to:

PNW Property Brokers LLC
622 East Sharon Avenue
Burlington, WA 98233

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2024 9927
MAR 18 2024

Amount Paid \$ 1285.00
Skagit Co. Treasurer
By *LT* Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 24-19908-KH

THE GRANTOR(S) Frank M. Murphy, a married man, 973 Michigan Avenue, San Jose, CA 95125,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to PNW Property Brokers LLC, a Washington Limited Liability Company

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

Lot 5, 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.

Abbreviated legal description: Property 1:
Lot 5, Block O, CAPE HORN ON THE SKAGIT DIV. 2

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): P63446/3869-015-005-0007

Statutory Warranty Deed
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Dated: 03/12/2024

Frank M Murphy

Frank M. Murphy

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 12 day of March, 2024 by Frank M Murphy and ~~Dayle Hamrah~~ ^{KB} ~~Murphy~~-----

Kyle B
Signature

Notary

Title

My commission expires: 09/11/2027

KYLE BEAM
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 210008
COMMISSION EXPIRES 09/11/2027

Notarized remotely online using communication technology via Proof.

EXHIBIT A

24-19908-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
 2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
 3. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
 4. Easements, claims of easement or encumbrances which are not shown by the public records.
 5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
 6. (A) Unpatented mining claims.
(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.
(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.
 7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.
 8. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.
 9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Development Co., recorded on July 13, 1965 as Auditor's File No. 668869.
- Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.
10. 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, recorded on August 17, 1965, as Auditor's File No. 670429.
 11. 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 on May 10, 1966 as Auditor's File No. 682588.

Statutory Warranty Deed
LPB 10-05

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The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Development Co., recorded on August 30, 1966 as Auditor's File No. 687557.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

13. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Emmitt B. Randles and Leora R. Randles, husband and wife and Cape Horn Development Company, a partnership, recorded on February 19, 1970, as Auditor's File No. 736184.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

14. 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, recorded on December 15, 1976 as Auditor's File No. 847451.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

15. Agreement, affecting subject property, regarding care & maintenance of sand filter sewage system and the terms and provisions thereof between Leon P. Leonovich and Skagit County, recorded on November 19, 1990 as Auditor's File No. 9011190062.

16. Covenants to prevent practices which might contaminate water supply recorded on June 21, 1993, under Auditor's File No. 9306210022.

End of Exhibit A