



200009260075

Skagit County Auditor

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Return Address:
SAM PEACH
Attorney at Law
103 E. Holly St., Susite 515
Bellingham, WA 98225

STATUTORY WARRANTY DEED

THE GRANTORS: CHARLES E. MELTON and THELMA A. MELTON, husband and wife.

for and in consideration of: Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to: DALE PARKER and LINDA PARKER, husband and wife.

the following described real estate situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor(s) herein:

Lot 49, Block "E", "Cape Horn on the Skagit, Division No. 1", according to the plat recorded in Volume 8 of Plats, pages 92 to 97, records of Skagit County, Washington.

TOGETHER WITH that certain 1958 Richa mobile home, VIN #240134785

SUBJECT TO matters noted in attached Exhibit "A" and by this reference incorporated herein.

Tax Parcel No. 3868 005 049 0007

DATED: July 18, 2000.

Charles E. Melton signature
CHARLES E. MELTON

Thelma A. Melton signature
THELMA A. MELTON

37454
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
SEP 26 2000 122.40 excise
Amount Paid \$136.80
Skagit Co. Treasurer
By PC Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

STATE OF WASHINGTON)
) ss.
COUNTY OF)

On this day personally appeared before me Charles E. Melton and Thelma A. Melton, to me known to be the individuals described in and who executed the within and foregoing instrument and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

On this ___ day of ___, 19___ before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____ and _____

to me known to be the President and Secretary, respectively, of _____, the corporation that executed the foregoing instrument and acknowledges the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that _____ is authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

GIVEN under my hand and official seal this 18 day of July, 2000.

Witness my hand and official seal affixed the day and year first above written.

Sam Peach signature
Notary Public in and for the State of Washington, residing at Bellingham.
Commission exp: 2-01-01

Notary Public in and for the State of ___ residing at _____

EXHIBIT A

1. EASEMENT FOR ELECTRIC TRANSMISSION LINE, AND APPURTENANCES AND TOGETHER WITH RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO KEEP SAID LINE FREE OF INTERFERENCE FROM TREES OR OTHER GROWTH, OVER THAT PORTION OF THE HEREINABOVE DESCRIBED PREMISES, WHERE SAID LINE IS NOW LOCATED AND STAKED OR AS CONSTRUCTED AND EXTENDED IN THE FUTURE AT THE CONSENT OF GRANTEE AND GRANTOR: AS GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY, A WASHINGTON CORPORATION BY INSTRUMENT DATED JULY 7, 1965 RECORDED AUGUST 17, 1965 UNDER AUDITOR'S FILE NO. 671429.

2. PROVISIONS CONTAINED IN THE DEDICATION OF THE SAID PLAT, AS FOLLOWS:

EMMITT B. RANGLES AND LEORA R. RANGLES, HUSBAND AND WIFE, OWNERS IN FEE SIMPLE AND CAPE HORN DEVELOPMENT COMPANY, A PARTNERSHIP, CONTRACT PURCHASERS, OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY DECLARE THIS PLAT AND DEDICATE TO THE PUBLIC FOREVER ALL ROADS AND WAYS AND THAT 40 FEET EASEMENT ALONG THE RIVER SHOWN HEREON WITH THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS AND THE RIGHT TO CONTINUE TO DRAIN SAID ROADS AND WAYS OVER AND ACROSS ANY LOT OR LOTS, WHERE WATER MIGHT TAKE A NATURAL COURSE IN THE ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS HEREON. FOLLOWING ORIGINAL REASONABLE GRADING OF THE ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHT OF WAY OR TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER.

3. NOTES CONTAINED IN SAID PLAT, AS FOLLOWS:
SKAGIT COUNTY SHALL NOT BE RESPONSIBLE FOR ANY FLOOD CONTROL IMPROVEMENTS.

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS FOLLOWS:

DECLARATION DATED : JULY 7, 1965
RECORDED : JULY 13, 1965
AUDITOR FILE NO. : 668869
EXECUTED BY : EMMITT B. RANGLES AND LEORA R. RANGLES,
HUSBAND AND WIFE AND CAPE HORN
DEVELOPMENT COMPANY

A. LOT OWNERS TO BE ADVISED THAT THOSE AREAS INDICATED ON THE PLAT AS BEING BELOW ELEVATION 140.0 FEET, ARE SUBJECT TO INFREQUENT PERIODIC INUNDATION AND BUILDINGS CONSTRUCTED THEREIN SHOULD MAINTAIN A FLOOR ELEVATION ABOVE 140.0 FEET.

B. THE EXTERIOR OF ALL BUILDINGS TO HAVE A COMPLETED APPEARANCE WITHIN ONE YEAR FROM DATE OF STARTING.

C. LOT OWNERS SHALL BE RESPONSIBLE FOR PLACING WELLS AND SEPTIC TANK DRAINFIELDS IN ACCORDANCE WITH THE MASTER PLAT AS ON FILE WITH THE CAPE HORN MAINTENANCE COMPANY. A MINIMUM OF 100 FEET SHALL BE MAINTAINED BETWEEN ALL DRAINFIELDS AND WELLS. ALL WORK TO BE IN ACCORDANCE WITH SKAGIT COUNTY REGULATIONS.

D. ALL LOTS SHALL BE SUBJECT TO THE ARTICLES AND BY LAWS OF THE CAPE HORN MAINTENANCE COMPANY.

5. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS FOLLOWS:

"USE OF SAID PROPERTY FOR RESIDENTIAL PURPOSES ONLY."

END OF EXHIBIT A



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