



200103270110
Skagit County Auditor
3/27/2001 Page 1 of 3 2:12:42PM

Document Title:

Deed (Fulfillment)

Reference Number :

Grantor(s):

1. Sciankaay, Angus J.
2. Sciankaay, Bridget

☐ additional grantor names on page ____.

Grantee(s):

1. Bennett, Richard L.
- 2.

☐ additional grantee names on page ____.

Abbreviated legal description:

☐ full legal on page(s) ____.

Lt 45 BLD Capetown on the Skagit

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____.

P 63012

Filed for Record at Request of

AFTER RECORDING MAIL TO:

THIS SPACE RESERVED FOR RECORDER'S USE:

REVENUE STAMPS

4090
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUL 10 1990

Amount Paid \$ 57.60
By: Skagit County Treasurer Deputy

(FULFILLMENT)

FORM L58F (3-84)

Statutory Warranty Deed

THE GRANTOR S, ANGUS J. SCIANKOWY AND BRIDGET SCIANKOWY, HUSBAND AND WIFE

for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION

in hand paid, conveys and warrants to RICHARD L. BENNETT, A SINGLE MAN

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

LOT 45, BLOCK "D", "CAPE HORN ON THE SKAGIT", ACCORDING TO THE PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 92 TO 97 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SUBJECT TO THOSE MATTERS SHOWN ON EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated JUNE 22, 19 90, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on 7-10-90, Rec. No. 4090 PAID \$57.60

Dated this 22ND day of JUNE, 1990
By Angus J. Sciankowy By Bridget Sciankowy

By PROV. OF B.C. By Bridget Sciankowy
STATE OF WASHINGTON

COUNTY OF Vancouver } ss

STATE OF WASHINGTON

COUNTY OF

On this day of before me, the undersigned, a Notary Public, commissioned and sworn, personally

On this day personally appeared before me ANGUS J. SCIANKOWY & BRIDGET SCIANKOWY to me known to be the individual 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.

GIVEN under my hand and official seal this day of 19 90

Notary Public in and for the State of Washington, residing at My appointment expires on

JOYCE V. GRANDISON

NOTARY PUBLIC
5650 VICTORIA DRIVE
VANCOUVER, B.C. V5P 3W4
327-3889

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

Notary Public in and for the State of Washington, residing at My appointment expires on

PERMANENT COMMISSION

EXHIBIT B

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 POWR AND LIGHT COMPANY, A WASHINGTON CORPORATION BY INSTRUMENT DATED JULY 7, 1965 RECORDED AUGUST 17, 1965 UNDER AUDITOR'S FILE NO. 670429.
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 SHOWN 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:
DECLARATION DATED : JULY 7, 1965
RECORDED : JULY 13, 1965
AUDITOR'S FILE NO. : 668869
EXCUTED BY : EMMITT B. RANGLES AND LEORA R. RANGLES, HUSBAND AND WIFE
AND CAPE HORN DEVELOPMENT COMPANY, AS FOLLOWS:

A. LOT OWNERS TO BE ADVISED THAT THOSE AREAS INDICATED ON THE PLAT AS BEING BELOW ELEVATION 140.00 FEET, ARE SUBJECT TO INFREQUENT PERIODIC INUNDATION AND BUILDINGS CONSTRUCTED THEREIN SHOULD MAINTAIN A FLOOR ELEVATION ABOVE 140.00 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 DEED:
RECORDED : JUNE 4, 1979
AUDITOR'S FILE NO. : 7906040027
AS FOLLOWS : GRANTEES COVENANT AND AGREE THAT THE ABOVE DESCRIBED REAL ESTATE SHALL BE SUBJECT TO THE CHARGES AND ASSESSMENTS AS PROVIDED FOR IN AND FOR THE PURPOSES SET FORTH IN THE ARTICLES OF INCORPORATION AND THE BY LAWS OF THE CAPE HORN MAINTENANCE CO., A NON-PROFIT, NON-STOCK WASHINGTON CORPORATION AND THAT SAID CORPORATION SHALL HAVE A VALID FIRST LIEN AGAINST THE ABOVE DESCRIBED REAL ESTATE FOR SAID CHARGES AND ASSESSMENTS; USE OF PROPERTY FOR RESIDENTIAL PURPOSES ONLY.

END OF EXHIBIT E



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