

After Recording Return to:
Lloyd W. Buchholz
1068 W Laurel Road
Ferndale WA 98248



200206280144
Skagit County Auditor
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Filed for Record at Request of:
**CHICAGO TITLE
INSURANCE COMPANY**
PO Box 1115
1616 Cornwall Avenue, Suite 115
Bellingham, WA 98225

Escrow No.: 161190-DJD

Abbreviated Legal: Portion of the u005 Quarter of Section u006, Township u007 North, Range u008 East, West,
Additional Legal(s) on page:
Assessor's Tax Parcel No.: 3869011019000

ISLAND TITLE CO.

B19574 ✓

STATUTORY WARRANTY DEED

THE GRANTOR Darin M. Stenvers and Catrina M. Stenvers, husband and wife for and in consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lloyd W. Buchholz and Betty J. Buchholz, husband and wife the following described real estate, situated in the County of ~~Whatcom~~ ^{SKAGIT}, State of Washington:

Lot 19, Block K Cape Horn on the Skagit, Division no. 2, according to the plat thereof recorded in volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington.

Situated in Skagit County, Washington.

SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD, AS ATTACHED ON PAGE TWO AND MADE A PART HEREOF.

Dated: 6/27/02

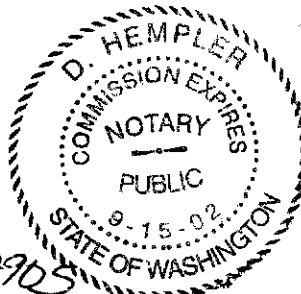
Darin M. Stenvers
Darin M. Stenvers

Catrina Stenvers
Catrina M. Stenvers

STATE OF WASHINGTON
COUNTY OF WHATCOM

I certify that I know or have satisfactory evidence that Darin M. Stenvers and Catrina M. Stenvers the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes therein mentioned in this instrument.

Dated: 6/27/02
D. Hempler
D. Hempler
Notary Public in and for the State of Washington
Residing at Bellingham
My appointment expires: 9/15/02



SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

JUN 28 2002

Amount Paid \$ 470.75
By: [Signature] Skagit County Treasurer Deputy

SCHEDULE B-001

1. Easement contained in Dedication of said plat;
For: All necessary slopes for cuts and fills and continued drainage of roads
Affects: Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course
2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 17, 1965
Auditor's No.: 670429, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As constructed and extended in the future at the consent of Grantee and Grantor
3. Easement delineated on the face of said plat;
For: Flood control access
Affects: A 40-foot strip as measured from the mean high water line
4. The terms and conditions of an instrument entitled Mitigation Plan – Public Water System Wellhead Protection Area;
Recorded: July 17, 1998
Auditor's No.: 9807170085, records of Skagit County, Washington
5. Any prohibition or limitation on the use, occupancy, or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
6. Right of use, control, or regulation by the United States of America in the exercise of power over navigation.
7. Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit River, if navigable.
8. Restrictions contained on the face of said plat, but omitting any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons, as follows:

Skagit County shall not be responsible for any flood control improvements.

continued.



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SCHEDULE B-001

Page 2

9. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: July 13, 1965
Auditor's No.: 668869, records of Skagit County, Washington
Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife
10. Covenants, conditions, and restrictions contained in instrument, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: July 11, 1969
Auditor's No.: 728689, records of Skagit County, Washington
Executed By: Cape Horn Development Co.
As Follows: Use of said property for residential purposes only
11. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: December 15, 1976
Auditor's No.: 847451, records of Skagit County, Washington
Executed By: Cape Horn Maintenance Co.
12. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, but omitting any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicap persons;
Recorded: June 21, 1993
Auditor's No.: 9306210022, records of Skagit County, Washington
Executed By: Cape Horn Maintenance Company
13. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: July 11, 1969
Auditor's No.: 728689, records of Skagit County, Washington
Imposed By: Cape Horn Development Co.

- END OF SCHEDULE B-001 -



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