

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Rodger Love, Mr. and Mrs. Ronald Johnson, Mr. and Mrs. Rick Love  
1007 E. 4th St  
Arlington, WA 98223



200507050152  
Skagit County Auditor

7/5/2005 Page 1 of 3 11:39AM

Filed for Record at Request of  
Snohomish Escrow, Inc.  
Escrow Number: SNO22693

**Statutory Warranty Deed**

CHICAGO TITLE COMPANY IC35391  
Grantors: Thomas C. Ellertson and Marilyn R. Ellertson  
Grantees: Rodger Love, Dorothy Love, Ronald Johnson, Vickie Johnson, Rick Love and Michelle Love  
Abbreviated Legal:  
LOT 37, BLOCK K, CAPE HORN ON THE SKAGIT, DIV. NO. 2  
Assessor's Tax Parcel Number(s): 3869-011-037-0008

THE GRANTORS Thomas C. Ellertson and Marillyn R. Ellertson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Rodger Love and Dorothy Love, husband and wife, Ronald Johnson and Vickie Johnson, husband and wife, Rick Love and Michelle Love, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

LOT 37, 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: Attached hereto as "EXHIBIT A" and made a part hereof.

Dated June 29, 2009

Thomas C. Ellertson

Marilyn R. Ellertson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

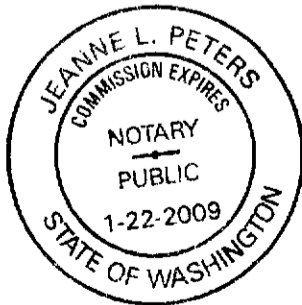
# 3515  
JUL 05 2005  
Amount Paid \$ 403.12  
By Deputy

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Thomas C. Ellertson and Marilyn R. Ellertson is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-30-09

Jeanne L. Peters  
Notary Public in and for the State of Washington  
Residing at Woodinville  
My appointment expires: 01-22-2009



**EXHIBIT "A"**

**SUBJECT TO:**

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

Rights and conditions contained in Dedication of said plat, as follows:

Right of the public 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 to hamper proper road drainage. Any enclosing of drainage waters in culverts or drains or re-routing 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.

Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: July 13, 1965  
Auditor's No(s): 668869, records of Skagit County, Washington

Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;

Recorded: January 16, 1973  
Auditor's No(s): 779404, records of Skagit County, Washington  
Executed By: Cape Horn Development Company

Declaration of Covenant;

Recorded: June 21, 1993  
Auditor's No(s): 9306210022, records of Skagit County, Washington  
Executed by: Cape Horn Maintenance Company

Note contained on the face of said plat, as follows:

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

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

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: January 16, 1973  
Auditor's No(s): 779404, records of Skagit County, Washington  
Imposed By: Cape Horn Development Company



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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.

Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.

Any question that may arise due to shifting or change in the course of the Skagit River or due to said river having shifted or changed its course.

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.



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Skagit County Auditor