



200711280153
Skagit County Auditor

11/28/2007 Page 1 of 2 3:28PM

When recorded return to:

Mr. Kevin L. Scherer
42006 Cedar St
Concrete, WA 98237

Filed for Record at Request of
First American Title of Island County
Escrow Number: E1049

BARGAIN AND SALE DEED
GUARDIAN NORTHWEST TITLE CO.

92610-1

THE GRANTOR Countrywide Home Loans, Inc., for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, bargains, sells, and conveys to **Kevin L. Scherer**, a single person the following described estate, situated in the County of Skagit, State of Washington:

Lot 4, Block N, "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.

Subject to: See Exhibit "A" attached hereto and by reference made a part hereof.

Tax Parcel Number(s): 3869-014-004-0001 (P63423)

The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: November 1, 2007

Countrywide Home Loans, Inc.

Dawn Eddings
By: Dawn Eddings, Assistant Secretary

5430
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

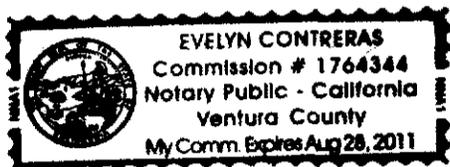
NOV 28 2007

Amount Paid \$ 1818.82
Skagit Co. Treasurer
By mjm Deputy

STATE OF California }
COUNTY OF Ventura } SS:

I certify that I know or have satisfactory evidence that Dawn Eddings signed this instrument, on oath stated that _____ (he is/ she is/ they are) authorized to execute the instrument and acknowledged it as the Asst. Secretary of Countrywide Home Loans, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11-7-07



Evelyn Contreras
Printed name Evelyn Contreras
Notary Public in and for the State of California
Residing at Ventura
My appointment expires: 8/28/2011

EXHIBIT "A"

CONDITIONS AND RESTRICTIONS CONTAINED IN AN INSTRUMENT, FILED JULY 13, 1965, AS
AUDITOR' FILE NO. 668869

MATTERS DICLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SUBDIVISION:

Plat/Subdivision Name: Cape Horn on the Skagit
Recorded: July 13, 1965
Auditor's No.: 668870

EASEMENT, INCLUDING TERMS & PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation
Purpose: Transmission line with appurtenances
Dated: July 7, 1965
Recorded: August 17, 1965
Auditor's No.: 670429
Affects: As constructed and extended in the future at the consent of Grantee and Grantor

RESTRICTION ON OTHER LOTS IN SAID PLAT IMPOSED BY VARIOUS INSTRUMENTS OF RECORD

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE
RESTRICTIONS:

Declaration Dated: September 20, 1976
Recorded: December 14, 1976
Auditor's No.: 9404210062

MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED
SURVEY:

Recorded: May 16, 2003
Auditor's No.: 200305160132

REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND
RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Auditor's File No.: 200212170068
Document Title: Mitigation Plan
Regarding: Public water system wellhead protection area

