

WHEN RECORDED RETURN TO:

ROSEMARY R. LOFTIS
41701 NORTH SHORE LANE
CONCRETE WA 98237



200805200124

Skagit County Auditor

5/20/2008 Page 1 of 5 3:52PM

Chicago Title Insurance Company

425 Commercial Street - Mount Vernon, Washington 98273

IC45481

DOCUMENT TITLE(s)

1. STATUTORY WARRANTY DEED
- 2.
- 3.

REFERENCE NUMBER(s) OF DOCUMENTS ASSIGNED OR RELEASED:

☐ Additional numbers on page _____ of the document

GRANTOR(s):

1. KAREN GANION
- 2.
- 3.

☐ Additional names on page _____ of the document

GRANTEE(s):

1. ROSEMARY R. LOFTIS
- 2.
- 3.

☐ Additional names on page _____ of the document

ABBREVIATED LEGAL DESCRIPTION:

LOT 2, BLOCK K, CAPE HORN ON THE SKAGIT DIVISION NO. 2

☐ Complete legal description is on page 2 of the document

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(s):

3869-011-002-0009

☐ (sign only if applicable) I am requesting an emergency nonstandard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

Signature _____

This cover sheet is for the County Recorder's indexing purposes only.
The Recorder will rely on the information provided on the form and will not read the document to verify the accuracy or completeness of the indexing information provided herein.

WHEN RECORDED RETURN TO
ROSEMARY R. LOFTIS
41701 NORTH SHORE LANE
CONCRETE, WASHINGTON 98237



CHICAGO TITLE INSURANCE COMPANY

5124592

STATUTORY WARRANTY DEED

THE GRANTOR(S)

KAREN GANION, AN UNMARRIED WOMAN

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

ROSEMARY R. LOFTIS, A MARRIED PERSON, *as her separate estate*

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

LOT 2, BLOCK K, CAPE HORN ON THE SKAGIT DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 9 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.
SITUATE IN SKAGIT COUNTY, WASHINGTON.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

1605
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 20 2008

LT 2, BLK K CAPE HORN ON THE SKAGIT DIV 2

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By *nam* Deputy

Tax Account Number(s): P63327 3869-011-002-2009

Dated: MAY 16, 2008

Karen Ganion
KAREN GANION

LPB10/KLC/052006



200805200124
Skagit County Auditor

STATE OF ~~WASHINGTON~~
COUNTY OF ~~SNOWBENT~~

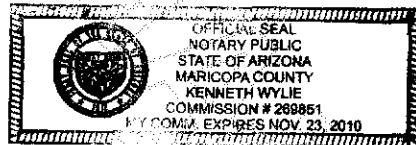
^{KW} Arizona
maricopa

SS

ON THIS 5-18-08 DAY OF MAY, 2008 BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND
SWORN, PERSONALLY APPEARED KAREN GANION KNOWN TO ME TO BE THE
INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN INSTRUMENT AND
ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER FREE AND
VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN MENTIONED.

Kenneth Wylie
NOTARY SIGNATURE

PRINTED NAME: Kenneth Wylie
NOTARY PUBLIC IN AND FOR THE STATE OF ~~WASHINGTON~~ ^{KW} Arizona
RESIDING AT Arizona
MY COMMISSION EXPIRES ON _____



NOTARY/RDA/592186



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Skagit County Auditor

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. 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.
5. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
6. 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.
7. 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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Skagit County Auditor

SCHEDULE B-001

Page 2

8. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: July 13, 1965
Auditor's No(s): 668869, records of Skagit County, Washington
Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife
9. 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: August 8, 1966
Auditor's No(s): 713743, records of Skagit County, Washington
Executed By: Cape Horn Development Co.
As Follows: Use of said property for residential purposes only
10. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: December 15, 1976
Auditor's No(s): 847451, records of Skagit County, Washington
Executed By: Cape Horn Maintenance Co.
11. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
Recorded: June 21, 1993
Auditor's No(s): 9306210022, records of Skagit County, Washington
Executed By: Cape Horn Maintenance Company
12. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: August 8, 1966
Auditor's No(s): 713743, records of Skagit County, Washington
Imposed By: Cape Horn Development Co.

- END OF SCHEDULE B-00



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