



200809300065

Skagit County Auditor

9/30/2008 Page

1 of

4 11:53AM

WHEN RECORDED RETURN TO  
MIKE SHALLENBERGER  
20022 108TH AVENUE N. E.  
BOTHELL, WA 98011

CHICAGO TITLE CO.

1C46521



## CHICAGO TITLE INSURANCE COMPANY

1270447

## STATUTORY WARRANTY DEED

## THE GRANTOR(S)

GENE V. CARLSON AND SIGRID CARLSON, HUSBAND AND WIFE

for and in consideration of

TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

MIKE SHALLENBERGER AND LISA A. CARSON, HUSBAND AND WIFE

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

LOT 38, BLOCK A, CAPE HORN ON THE SKAGIT, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED  
IN VOLUME 8 OF PLATS, PAGES 92 THOROUGH 97, INCLUSIVE, 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.

3190  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 30 2008

Amount Paid \$ 699.20  
Skagit Co. Treasurer  
By *man* Deputy

Tax Account Number(s): ~~3868-001-038-0009~~ 3868-001-038-0009/P62892

Dated: SEPTEMBER 22, 2008

\_\_\_\_\_  
GENE V. CARLSON\_\_\_\_\_  
SIGRID CARLSON

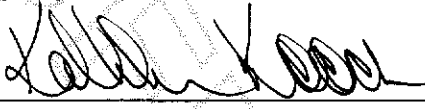
LPB10/KLC/052006

STATE OF WASHINGTON

SS

COUNTY OF Whatcom

ON THIS 26<sup>th</sup> DAY OF SEPTEMBER, 2008, BEFORE ME, THE UNDERSIGNED,  
A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED  
AND SWORN, PERSONALLY APPEARED GENE V. CARLSON AND SIGRID CARLSON KNOWN  
TO ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED THAT THEY SIGNED AND SEALED THE SAME AS  
THEIR FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN  
MENTIONED.

  
NOTARY SIGNATURE

PRINTED NAME: Kathleen Kooch  
~~JANE E. CHINE~~

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT ~~KIRKLAND~~ Bellingham

MY COMMISSION EXPIRES ON ~~5/28/2010~~ 11-2-09

**KATHLEEN KOOCH  
STATE OF WASHINGTON  
NOTARY PUBLIC  
COMMISSION EXPIRES  
NOVEMBER 2, 2009**

NOTARY/RDA/092100



200809300065

Skagit County Auditor

9/30/2008 Page

2 of

4 11:53AM

CHICAGO TITLE INSURANCE COMPANY

EXHIBIT A

Escrow No.: 1270447

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: Exact location is undisclosed of record as to said premises
3. Easement provisions contained on the face of said plat, as follows:  

Following original reasonable grading of the roads and way 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 water 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.
4. Note contained on the face of said plat, as follows:  

Skagit County shall not be responsible for any flood control improvements.
5. Terms and conditions contained in instrument;  
Recorded: December 15, 1976  
Auditor's No.: 847451, records of Skagit County, Washington  
For: Preventing contamination of water supply  
Affects: Any portion of said premises lying within 100 feet of well  
Located: Location of well not described in said instrument
6. 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; and Cape Horn Development Company, a partnership
7. 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: November 8, 1982 and August 11, 1989  
Auditor's No(s).: 8211080011 and 8908110030, records of Skagit County, Washington  
Executed By: Cape Horn Development Company  
As Follows: Use of said property for residential purposes only

EXHIBIT/RDA/0999



200809300065  
Skagit County Auditor

8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: November 8, 1982 and August 11, 1989  
Auditor's No(s): 8211080011 and 8908110030, records of Skagit County, Washington  
Imposed By: Cape Horn Development Company
9. Easement delineated on the face of said plat;  
For: 40 foot flood-control access, as measured from the mean high water line
10. 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.
11. Right of use, control, or regulation by the United States of America in the exercise of power over commerce and navigation.
12. 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.
13. 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.
14. Dues, charges, and assessments, if any, levied by Cape Horn Maintenance Company.



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