



200907070344
Skagit County Auditor

7/7/2009 Page 1 of 7 3:51PM

LAND TITLE OF SKAGIT COUNTY

RETURN TO: ACCOMMODATION RECORDING

MR. JOHN W. HICKS
SCHACHT & HICKS, INC., P.S.
PO BOX 1165
MOUNT VERNON WA 98273

DOCUMENT TITLE: AFFIDAVIT OF THERESA M. GREEN ³⁴⁸⁰²

REFERENCE NUMBER OF RELATED DOCUMENTS: 20060300059 and
798179

GRANTOR: THERESA M. GREEN aka THERESA M. HEIN

GRANTEE: PUBLIC

ABBREVIATED LEGAL DESCRIPTION:

LOT 53 BLK D CAPE HORN

ADDITIONAL LEGAL DESCRIPTION ON EXHIBIT A, P2 and EXHIBIT B, P1

ASSESSOR'S TAX PARCEL NUMBER: P63021

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

AFFIDAVIT OF THERESA M. GREEN

STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

THERESA M. GREEN, formerly known as THERESA M. HEIN,
being duly sworn on oath deposes and says:

I, THERESA M. GREEN, Grantor, in Deed recorded March 2,
2006, Skagit County Auditor Recording No. 200603020059, a
copy of which is attached hereto marked Exhibit A, am the
same person as THERESA M. HEIN, the Grantee in that deed
recorded on March 21, 1974, and recorded under Auditor File
No. 798179, records of Skagit County, a copy of which is
attached hereto marked Exhibit B.

I declare under penalty of perjury under the laws of
the state of Washington that the foregoing is true and
correct.

Theresa M. Green

THERESA M. GREEN

SIGNED AND SWORN to before me this 2nd day of July,
2009, by THERESA M. GREEN.

Notary Public
State of Washington
MARISSA L. PARKER
My Appointment Expires Feb 21, 2012

Marissa L. Parker

Printed name Marissa L. Parker
Notary Public in and for the State of
Washington, residing at Marissa L. Parker
My appointment expires: Feb 21, 2012

AFFIDAVIT OF THERESA M. GREEN


200907070344
Skagit County Auditor

, P.S.
ET
:73
65



Document Title:

Deed

Reference Number:

Grantor(s):

additional grantor names on page ___

1 Green, Theresa 3.

2. 4.

Grantee(s):

additional grantee names on page ___

1 Prater, Gregory C. 3.

2. 4.

Abbreviated legal description:

full legal on page(s) ___

Lot 53 BL D Cape Horn

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P63021

EXHIBIT A -



When recorded return to:

RECORDER'S OFFICE, SKAGIT, WA

Quitclaim Deed: Washington

THIS QUITCLAIM DEED, executed this 7 day of OCTOBER, 2005
 by first party, Grantor, TACRESA M GREEN
 whose post office address is 2809 LAKEWOOD SPC. 13 WA
 to second party, Grantee, GREGORY C. PRATER
 whose post office address is 13410 103rd. Ave NE
ARLINGTON, WA 98223.

WITNESSETH, That the said first party, for good consideration and for the sum of \$ 0.00
Zero Dollars LET AS GIFT Dollars (\$ 0.00)
 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
 said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
 parcel of land, and improvements and appurtenances thereto in the County of SKAGIT
 State of Washington to wit: NE 1/4 PT # 53 BLK D, CAPE HORN
located Cape Horn *A* ~~CONCRETE~~, CONCRETE,
WA 98273 *on the SKAGIT

968
 SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

MAR 02 2006

Amount Paid By
 Skagit Co. Treasurer
 By [Signature] County

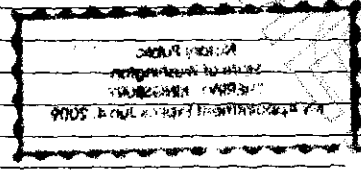


EXHIBIT A - page 2



200605020059
 Skagit County Auditor

Page 1

3/2/2006 Page

2 of

3:11:42AM

www.sco2files.com

© 2004, ScanSoft Media, LLC
 L1298WA - Rev. 04/01



200907070344
 Skagit County Auditor

Assessor's Property Tax Parcel/Account Number(s): 3868-004-053-0003
P63021

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness: _____

Printed Name of Witness: _____

Signature of First Party: X Theresa M. Green

Printed Name of First Party: TERESA M. GREEN

Address of Witness: _____

State of Washington
County of Snohomish } ss.

I certify that I know or have satisfactory evidence that Theresa Green (name of person) is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that (he/she) was authorized to execute the instrument and acknowledged it as N/A (name of party on behalf of officer, trustee, etc.) of N/A (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: October 7, 2005 Signature: Sherryl Kingstony

(Seal or Stamp) Title: Notary Public

My appointment expires: June 4, 2009



200605020059
Skagit County Auditor
3/2/2006 Page 3 of 3 3:11:42AM

EXHIBIT A - page 3
Page 2

www.socrates.com

© 2004, Socrates Media, LLC
LF238WA - Rev. 04/04

200907070344
Skagit County Auditor

7/7/2009 Page 5 of 7 3:51PM

798179

CAPE HORN DEVELOPMENT CO.

Special Warranty Deed

Real Estate Excise Tax Paid August 30, 1965, #31070

The Grantor, CAPE HORN DEVELOPMENT CO., for and in consideration of Ten Dollars and other valuable con-

sideration in hand paid, bargains, sells and conveys to the grantee, THERESA M. HEIN, widow of HOWARD M. HEIN

the following described real estate with appurtenances situate in Skagit County, Washington:

Lot 53 Block D Plat of Cape Horn on the Skagit Division No. as recorded in Vol. 8

Pages 92 to 97 incl. of Plats, records of Skagit County.

This deed is given in fulfillment of that certain real estate contract dated August 15, 1965, wherein Howard M. Hein is purchaser (and his interest was awarded to his surviving spouse, Theresa M. Hein, by the Superior Court of Washington for Snohomish County, No. P-42400, Order Approving Final Account, Granting award in Lieu of Homestead and Decree of Distribution) and the covenants and warranties herein contained, express or implied, shall not be construed to cover any act or thing done or suffered by said purchaser, his successors and assigns; and the Grantee herein by the acceptance of this deed represents that she has succeeded to all purchaser rights under said contract and is lawfully entitled to such fulfillment deed.

798179

EXHIBIT B - page 1



200907070344

Skagit County Auditor

UNRECORDED
408150
FILED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE STATE OF WASHINGTON
ON FEBRUARY 12 1974
AT SEATTLE
BY _____

GRANTEES COVENANT and agree that the above described real estate shall be subject to the charges and assessments as provided for in, and for the purposes set forth in the Articles of Incorporation and the By-Laws of the Cape Horn Maintenance Co., a non-profit, non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney's fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cape Horn Maintenance Co. This provision is a covenant running with the land and is binding on the grantee, their heirs, successors and assigns.

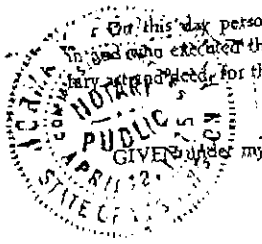
- SUBJECT TO: (a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.
(b) Use of said property for residential purposes only.
(c) Questions that may arise due to shifting of Skagit River.

GRANTOR COVENANTS and agrees to warrant and forever defend the promises herein conveyed to Grantees, subject to the items set forth above, against all and every person or persons whomsoever lawfully claiming or to claim the same or any part thereof through or under the said Grantor.

DATED this 12TH day of FEBRUARY, 1974
CAPE HORN DEVELOPMENT CO.

By: Stuart P. Tulloch
Stuart P. Tulloch, Authorized Partner

STATE OF WASHINGTON }
COUNTY OF KING } ss.



On this day personally appeared before me, STUART P. TULLOCH, to me known to be the individual described therein who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Under my hand and official seal this 12TH day of FEBRUARY, 1974

Naama H. Ferguson
Notary Public in and for the State of Washington,
residing at Seattle.

Grantee's Address:
8514 - 192nd S. W.
Edmonds, Washington 98020

798179

EXHIBIT B - Page 2

STATE OF Washington
2-13-74
200907070344
Skagit County Auditor