

AFTER RECORDING RETURN TO:

BRIAN K. HAMMER, ATTORNEY
P.O. Box 5156
3015 Colby Ave., Suite 300
Everett, WA 98206-5156



200907280041
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

DOCUMENT TITLE: STATUTORY WARRANTY DEED

REFERENCE NO.: N/A

GRANTOR(S): JOHN I. SCRIBNER, A SINGLE MAN

GRANTEE: LILIBETH S. ALFORQUE, AN UNMARRIED
WOMAN AND FAITH M. L. CORDERO, AN
UNMARRIED WOMAN, EACH AS TO AN
UNDIVIDED ONE-HALF INTEREST, AS JOINT
TENANTS WITH RIGHT OF SURVIVORSHIP

ABBREVIATED LEGAL
DESCRIPTION: LOT 19, BLK A, CAPE HORN ON THE SKAGIT

ASSESSOR'S TAX PARCEL ID#: 3868-001-019-0002; P62873

COMMON ADDRESS: VACANT LAND
SKAGIT COUNTY, WA

WHEN RECORDED RETURN TO:

BRIAN K. HAMMER, Attorney at Law
P.O. Box 5156
3015 Colby Ave., Suite 300
Everett, WA 98206-5156

STATUTORY WARRANTY DEED

THE GRANTOR JOHN I. SCRIBNER, A SINGLE MAN

for and in consideration of TEN DOLLARS (\$10) AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to LILIBETH S. ALFORQUE, AN UNMARRIED WOMAN AND FAITH M. L. CORDERO, AN UNMARRIED WOMAN, EACH AS TO AN UNDIVIDED ONE-HALF INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

LOT 19, BLOCK A, "CAPE HORN ON THE SKAGIT," AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Assessor's Tax Parcel ID# : 3868-001-019-0002; P62873

SUBJECT TO: Easements, exceptions, reservations and restrictions as set forth in Schedule B attached hereto and incorporated herein by this reference, which Schedule B is a part of LAND TITLE COMPANY ALTA commitment Order No. 134192-P dated July 16, 2009.

STATUTORY WARRANTY DEED
SCRI6686
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Brian K. Hammer, Attorney at Law
P.O. Box 5156 – 3015 Colby Ave. #300
SKAGIT COUNTY WASHINGTON Everett, WA 98206-5156
REAL ESTATE EXCISE TAX 258-1924 – WSBA #7642

2261
JUL 28 2009

Amount Paid \$ 583.50
Skagit Co. Treasurer
By *HAM* Deputy



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The grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with rights of survivorship, and not as community property or as tenants in common.

ACCEPTED AND APPROVED:



LILIBETH S. ALFORQUE, Grantee



FAITH M. L. CORDERO, Grantee

Dated: JULY 24, 2009

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Brian K. Hammer, Attorney at Law
P.O. Box 5156 – 3015 Colby Ave. #300
Everett, WA 98206-5156
258-1924 – WSBA #7642



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[Handwritten Signature]

JOHN I. SCRIBNER

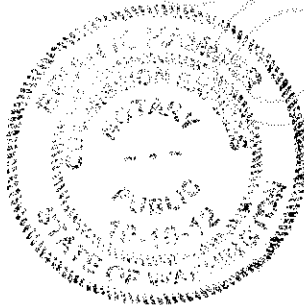
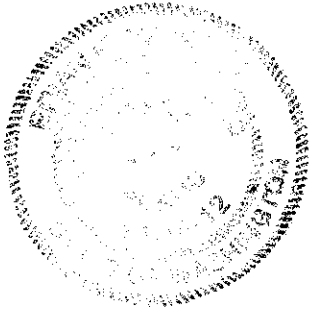
STATE OF WASHINGTON)
) ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that JOHN I. SCRIBNER signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: July 24, 2009

[Handwritten Signature]

NOTARY PUBLIC in and for the State of Washington, residing at Marysville. My appointment expires October 10, 2012.



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- UNOFFICIAL DOCUMENT
3. Assessments, if any, due and owing Cape Horn Community Association.
 5. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.
 6. Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.



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EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

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

B. Restrictions and conditions contained in the Plat, reading substantially as follows:

"The Platters do hereby declare this plat and dedicate to the public forever all roads and ways and that 40 foot easement along the river shown hereon with the right 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 or 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."

C. A condition on the face of the Plat, as follows:

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

D. Conditions and restrictions contained in instrument filed July 13, 1965, under Auditor's File No. 668869, reading as follows:

1. Lot owners to be advised that those areas indicated on the plat as being below elevation 140.0 feet, are subject to infrequent periodic inundation and buildings constructed therein should maintain a floor elevation above 140.0 feet;
2. The exterior of all buildings to have a completed appearance within one year from date of starting.
3. Lot owners shall be responsible for placing wells and septic-tank drainfields in accordance with the master plan as on file with the Cape Horn Maintenance Company. A minimum of 100 feet shall be maintained between all drainfields and wells. All work to be in accordance with Skagit County Regulations.
4. All lots shall be subject to the Articles and By-Laws of the Cape Horn Maintenance Company.

- Continued -



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EXCEPTIONS CONTINUED:

- E. Restrictions on other lots in said plat imposed by various instruments of record which may be notice of a general plan, as follows:

"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 attorneys 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 Grantees, 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.

- F. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS, AS HERETO ATTACHED:

Declaration Dated:	September 20, 1976
Recorded:	December 14, 1976
Auditor's No.:	847451
Executed By:	Cape Horn Maintenance Company

AMENDMENT TO BY-LAWS:

Grantor:	Cape Horn Maintenance Co.
Recorded:	January 16, 2003
Auditor's No.:	200301160063

- G. ARTICLE OF INCORPORATION OF CAPE HORN MAINTENANCE CO. AND THE TERMS AND CONDITIONS THEREOF:

Recorded:	November 20, 2006
Auditor's No.:	200611200088



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