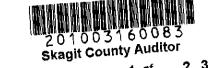
When recorded return to:

Benjamin J Rogers 41938 Cedar Street Concrete, WA 98237



3/16/2010 Page

1 of

3:57PM

Filed for Record at Request of Wells Fargo Escrow Company Escrow Number: 01-04268-10

Grantor: Vincent R Hedrick and Cheryl A Hedrick

Grantee: Benjamin J Rogers

Tax Parcel Number(s): 3869-015-022-0006 P63463

Abbreviated Legal:

Lot 22, Block O, Cape Horn on the Skagit 2

CHICAGO TITLE CO. 62008729

Statutory Warranty Deed

THE GRANTORS Vincent R Hedrick and Cheryl A Hedrick, Husband and Wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Benjamin J Rogers, a Single Person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 22, Block O, Cape Horn on the Skagit 2

Lot 22, Block O, CAPE HORN ON THE SKAGIT, DIVISION NO. 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington.

EXCEPT any mobile or manufactured home legated thereoff

Situated in Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 13-11-2010	
Tend Rolled	Cheryl a Wellaide
Vincent R Hedrick	Cheryl A-Hedrick
	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCESE TAX

MAR 1 6 2010

STATE OF Washington

COUNTY OF what com

Skagit Co

By Index

Amount Paid's 2425. 88
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Vincent R Hedrick and Cheryl A Hedrick

are the person who appeared before me, and said person are acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: ' 😽 3 11 10

Notary Public in and for the State of Washington

Residing at: Sed woolly
My appointment expires: 61913

EXHIBIT "A"

Easement contained in Dedication of said plat;

For: All necessary slopes for cuts and fills and continued drainage of

Affects:

Any portions of said premises which abut upon streets, avenues, alleys, and roads and where water might take a natural course

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

Restrictions contained on the face of said plat, but omitting any covenant, condition, or 3. 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.

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; July 13, 1965 Recorded:

Auditor's No(s).:

668869, records of Skagit County, Washington

Executed By:

Emmitt B. Randles and Leora R. Randles, husband and wife

Covenants, conditions, and restrictions contained in instrument(s), but omitting any 5. 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 30, 1977

Auditor's No(s).:

863729, records of Skagit County, Washington

Executed By:

Cape Horn Development Co.

As Follows:

Use of said property for residential purposes only

Covenants, conditions, restrictions, and easements contained in declaration(s) of 6. 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.

Covenants, conditions, restrictions, and easements contained in declaration(s) of 7. 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 Hom Maintenance Company

Assessments or charges and liability to further assessments or charges, including the 8. terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded:

August 30, 1977

Auditor's No(s):

863729, records of Skaqit County, Washington

Imposed By:

Cape Horn Maintenance Co.



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