

When recorded return to:

Benjamin J Rogers  
41938 Cedar Street  
Concrete, WA 98237



201003160083  
Skagit County Auditor

3/16/2010 Page 1 of 2 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.

620008729

### 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 located thereon~~

Situated in Skagit County, Washington.

SUBJECT TO: SEE EXHIBIT "A" ATTACHED

Dated 3-11-2010

Vincent R Hedrick  
Vincent R Hedrick

Cheryl A Hedrick  
Cheryl A Hedrick

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

691  
MAR 16 2010

STATE OF Washington }  
COUNTY OF Whatcom } SS:

Amount Paid \$ 2425.80  
Skagit Co. Treasurer  
By mem 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

Kelli A. Mayo  
Notary Public in and for the State of Washington  
Residing at: Sedro Woolley  
My appointment expires: 6/19/13

## EXHIBIT "A"

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. 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.
4. 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
5. 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 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
6. 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.
7. 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
8. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: August 30, 1977  
Auditor's No(s): 863729, records of Skagit County, Washington  
Imposed By: Cape Horn Maintenance Co.



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LPB 10-05(i-1)  
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