

**LAND TITLE OF SKAGIT COUNTY**

**\*138084-0**

When recorded return to:  
Alana and Matt McCoy  
41479 Center Street  
Sedro Woolley, Wa 98284



201102170087  
Skagit County Auditor

2/17/2011 Page 1 of 6 3:36PM

**SPECIAL WARRANTY DEED  
(Not Statutory)**

THE GRANTOR(S) Fannie Mae A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America

for and in consideration of ten dollars (\$10) and other valuable considerations

in hand paid, bargains, sells, and conveys to Matt McCoy and Alana McCoy, husband and wife

the following described estate, situated in the County of Skagit , State of Washington  
**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

Attached Exhibit A  
Attached Exhibit B

**FEB 17 2011**

Amount Paid \$  
By Skagit Co. Treasurer  
CM Deputy

Abbreviated Legal: (Required if full legal not inserted above.) Lot 21, Blk. E, Cape Horn On The Skagit

Tax Parcel Number(s): 3868-005-021-0009

Dated: February 11, 2011

Federal National Mortgage Association

By Old Republic Title, Ltd., a Washington corporation

Its Attorney in Fact

By: *Sherri Lichty*

Name: Sherri Lichty

Its: Vice President

STATE OF  
COUNTY OF

ss.

I certify that I know or have satisfactory evidence that

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument, on  
oath stated that authorized to execute the instrument and acknowledge it as the  
of

to be

the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

Notary name printed or typed:  
Notary Public in and for the State of  
Residing at  
My appointment expires:

LPB 16-09(r)  
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STATE OF Washington, COUNTY OF Snohomish

On this 15 day of Feb, A.D. 2011, before me, the undersigned, a Notary Public in and for the State of Washington, Duly commissioned and sworn personally appeared

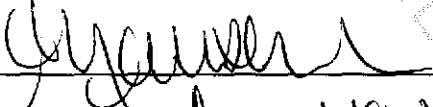
Sherri Lichty, Vice President of Old Republic Title, Ltd.

To me known to be the individual who executed the foregoing instrument as Attorney in Fact of

Fannie Mae A/K/A Federal National Mortgage Association

Therein described and acknowledged to me that he/she/they signed and sealed the instrument as such Attorney in Fact for said Principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said Sherri Lichty is now living.

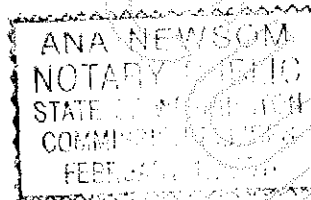
WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

  
Printed Name: Ana Newsom

Notary Public in and for the State of Washington

Residing at Lynnwood

My Commission Expires: 2/19/2011



Please place Notary Stamp/Seal Above This line  
NOTARY STAMP/SEAL MUST NOT BE PLACED IN THE MARGINS



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## Exhibit A

### DESCRIPTION:

Lot 21, Block E, "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.



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## EXHIBIT B

Grantee Herein Shall Be Prohibited From Conveying captioned Property For A Sales Price Greater Than \$30,395; For A Period of 3 Months From The Date Of This Deed, Grantee Shall Also Be Prohibited From Encumbering Subject Property With A Security Interest In The Principal Amount Of Greater Than \$30,385 For A Period Of 3 Months From The Date Of This Deed. These Restrictions Shall Run With The Land And Are Not Personal to Granter.

This Restriction Shall Terminate Immediately Upon Conveyance At Any Foreclosure Sale Related To A Mortgage or Deed Of Trust.

### 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.



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## EXHIBIT B

### 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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