



201402140078

When recorded return to:  
Jane O'Connor  
320 Woodrose Street  
San Marcos, TX 78666

Skagit County Auditor \$74.00  
2/14/2014 Page 1 of 3 1:29PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620020787

CHICAGO TITLE  
620020787

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Suzanne E. Allshaw, Trustee of the Survivor's Trust under The Compton Allshaw 1993 Trust, dated November 23, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Jane O'Connor, an unmarried person

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

Lot 4, Block J, CAPE HORN ON THE SKAGIT DIVISION 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above )

Tax Parcel Number(s). P63319 / 3869-010-004-0009

Subject to: Covenants, conditions, restrictions and easements of record more fully described in Chicago Title Order 620020787, Schedule B, Special Exceptions, Skagit County Right to Farm Ordinance and Park Model 2008 Fleetwood 25X11PM Serial No. 1EH4M343X84832031, which are attached hereto and made a part hereof as Exhibig "A"

Dated: February 11, 2014

The Compton Allshaw 1993 Trust, dated November 23, 1993

BY Suzanne E. Allshaw  
Suzanne E. Allshaw, Trustee

State of California

County of Riverside

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014482

FEB 14 2014

Amount Paid \$ 761.50  
Skagit Co. Treasurer  
By nam Deputy

I certify that I know or have satisfactory evidence that Suzanne E. Allshaw is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of the Survivor's Trust under The Compton Allshaw 1993 Trust Dated November 23, 1993 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/12/14



Kim Russell  
Name: Kim Russell  
Notary Public in and for the State of Ca  
Residing at: La Brea Canyon  
My appointment expires: April 26, 2015

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	August 17, 1965
Recording No.:	670429
Affects:	As constructed and extended in the future at the consent of Grantee and Grantor
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those 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, as set forth on CAPE HORN ON THE SKAGIT DIVISION NO. 2:  
  
Recording No. 682588
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: July 13, 1965  
Auditor's No(s): 668869, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: June 21, 1993  
Auditor's No(s): 9306210022, records of Skagit County, Washington
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, 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: December 15, 1976  
Auditor's No(s): 847451, records of Skagit County, Washington
5. Covenants, conditions, and restrictions contained in instrument, 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;  
Recorded: December 10, 1976  
Auditor's No.: 847297, records of Skagit County, Washington  
As Follows: Use of said property for residential purposes only
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;  
Recorded: December 10, 1976  
Auditor's No.: 847297, records of Skagit County, Washington  
Imposed By: Cape Horn Maintenance Company
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including



## EXHIBIT "A"

Exceptions  
(continued)

- powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. City, county or local improvement district assessments, if any.
  9. Assessments, if any, levied by Cape Horn Maintenance Company.
  10. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

### SKAGIT COUNTY RIGHT TO FARM ORDINANCE

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.



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