

When recorded return to:

Thomas M. Cowan and Laura J. Cowan
41591 N Shore Lane
Concrete, WA 98237



201402140094
Skagit County Auditor \$75.00
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Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620020672

CHICAGO TITLE

620020672

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard L. Moore and Jeannie M. Moore, Husband and Wife

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

in hand paid, conveys, and warrants to Thomas M. Cowan and Laura J. Cowan, Husband and Wife

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

Lot 13, Block A, CAPE HORN ON THE SKAGIT, according to the plat thereof recorded in Volume 8 of Plats, pages 92 through 97, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62868 / 3868-001-013-0008

Subject to: Covenants, conditions, restrictions, and easements of record, and the Skagit County Right to Farm Ordinance, attached hereto and made a part hereof.

Dated: January 30, 2014

Richard L. Moore

Richard L. Moore

Jeannie M. Moore

Jeannie M. Moore

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014491
FEB 14 2014

Amount Paid \$1,694.22
Skagit Co. Treasurer
By mm Deputy

STATUTORY WARRANTY DEED

(continued)


State of Washington

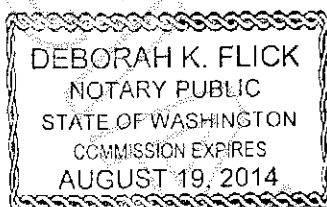
County of Skagit

I certify that I know or have satisfactory evidence that

Richard L. Moore & Jeannie M. Moore
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2/10/2014


Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Bellevue
My appointment expires: 8/19/14



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Skagit County Auditor

\$75.00

2/14/2014 Page

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EXHIBIT "A"

Exceptions

1. 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:

Recording No: 668870
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: Exact location is undisclosed of record as to said premises
3. Terms and conditions contained in instrument;
Recorded: December 15, 1976
Auditor's No.: 847451, records of Skagit County, Washington
For: Preventing contamination of water supply
Affects: Any portion of said premises lying within 100 feet of well
Located: Location of well not described in said instrument
4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: July 13, 1965
Auditor's No.: 668869, records of Skagit County, Washington
Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife; and Cape Horn Development Company, a partnership
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: April 3, 1970
Auditor's No(s): 737507, records of Skagit County, Washington
Executed By: Cape Horn Development Company
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(s);
Recorded: April 3, 1970
Auditor's No(s): 737507, records of Skagit County, Washington
Imposed By: Cape Horn Development 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 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.

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.



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-620020672

EXHIBIT "A"

Exceptions
(continued)

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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