

WHEN RECORDED RETURN TO:

Thomas M. Cowan and Laura J. Cowan
13107 168th St Ct E
Puyallup, WA 98374



201406260042

Skagit County Auditor

\$73.00

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CHICAGO TITLE
620021689

Escrow Number: 204907

Filed for Record at Request of: *Puget Sound Title - Puyallup*

STATUTORY WARRANTY DEED

THE GRANTOR(S), James L. Saur and Sandi L. Rogers Saur, who acquired title as Sandi L. Saur, husband and wife for and in consideration of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration in hand paid, bargains, 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 14, 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. Situate in Skagit County, Washington.

Subject to: See attached Exhibit

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20142227

JUN 26 2014

Tax Parcel Number(s): 3868-001-014-0007

Dated: June 17, 2014

Amount Paid \$ 521.21
Skagit Co. Treasurer
By *mdm* Deputy

James L. Saur
James L. Saur

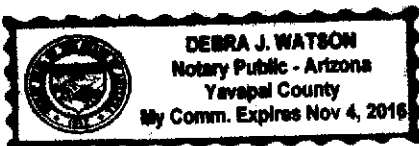
Sandi L. Rogers Saur
Sandi L. Rogers Saur

State of Arizona

County of *Yavapai*

I certify that I know or have satisfactory evidence that James L. Saur and Sandi L. Rogers Saur are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *6-18-2014*



Debra J. Watson
Notary name printed or typed: *Debra J. Watson*
Notary Public in and for the State of Arizona
Residing at *Prescott AZ*
My appointment expires: *11-4-2016*

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

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

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

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

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: November 14, 1979

Auditor's No(s): 7911140015, records of Skagit County, Washington

Executed By: Cape Horn Development Company

As Follows: Use of said property for residential purposes only

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

Recorded: November 14, 1979

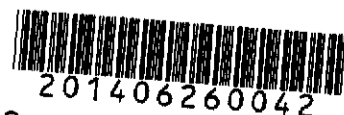
Auditor's No(s): 7911140015, records of Skagit County, Washington

Imposed By: Cape Horn Development Company

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.

City, county or local improvement district assessments, if any.

Assessments, if any, levied by Cape Horn Maintenance Company.



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