



201408290123

Skagit County Auditor

\$75.00

8/29/2014 Page

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4 11:50AM

When recorded return to:

Evan Evans
23104 State Route 9
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500017434

CHICAGO TITLE
500017434

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce Samuelson and Kay Samuelson, 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 Evan Evans, a single man
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 52, Block B, CAPE HORN ON THE SKAGIT DIVISION 2, according to the plat thereof,
recorded in Volume 9 of Plats, page 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P63199 / 3869-002-052-0007

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: August 27, 2014

Bruce Samuelson

Kay Samuelson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014/3181

AUG 29 2014

Amount Paid \$ 105.20
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED

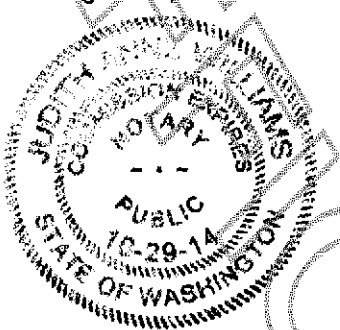
(continued)

State of ~~California~~ WASHINGTON

County of SKAGIT

I certify that I know or have satisfactory evidence that Bruce Samuelson and Kay Samuelson 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: August 29, 2014



Judith Anne Williams

Name: JUDITH ANNE WILLIAMS

Notary Public in and for the State of ~~California~~ WA.

Residing at: STANWOOD, CAWA

My appointment expires: 10/29/14



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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: March 5, 1975
Auditor's No.: 814206, 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: March 5, 1975
Auditor's No.: 814206, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance Company

7. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof

Recording Date: April 4, 2007



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EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200704040097

8. 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.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Cape Horn Maintenance Company.



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