



201410310118

Skagit County Auditor

\$74.00

10/31/2014 Page

1 of

3 2:46PM

When recorded return to:
 Frederick J. Freeman and Cathy J.
 Burdett-Freeman
 42069 Cedar Street
 Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
 COMPANY OF WASHINGTON

425 Commercial St.
 Mount Vernon, WA 98273
 Escrow No.: 620022471

CHICAGO TITLE
 620022471

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynne Ann Ketzenberg, an unmarried individual
 for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
 in hand paid, conveys, and warrants to Frederick J. Freeman and Cathy J. Burdett-Freeman, husband
 and wife

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

Lot 3, Block L, 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): P63377 / 3869-012-003-0006

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
 Chicago Title Company Order 620022471, Schedule B, Special Exceptions; and Skagit County Right
 To Farm Ordinance, which are attached hereto and made a part hereof.

Dated: October 28, 2014

Lynne Ann Ketzenberg
 Lynne Ann Ketzenberg

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 2014 4137
 OCT 31 2014

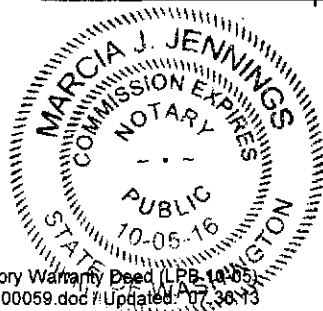
State of Washington
County of Skagit

Amount Paid \$ 2123.²⁰
 Skagit Co. Treasurer
 By Mmm Deputy

I certify that I know or have satisfactory evidence that

Lynne Ann Ketzenberg
 is/are the person(s) who appeared before me, and said person(s) acknowledged that
 (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
 for the uses and purposes mentioned in this instrument.

Dated: October 29, 2014

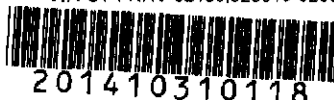


Marcia J. Jennings
 Name: Marcia J. Jennings
 Notary Public in and for the State of WA
 Residing at: Sedro-Woolley, WA
 My appointment expires: 10/5/2016

SCHEDULE "B"
Special 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: November 4, 1980
Auditor's No.: 8011040006, 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: November 4, 1980
Auditor's No.: 8011040006, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance Company
7. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Findings of Fact Administrative Special Use Request PL06-0738,
Recorded: April 4, 2007
Auditor's No(s): 200704040097, records of Skagit County, Washington
8. Record of Survey
Recording Date: June 4, 2007
Recording No.: 200706040170
9. Mitigation Plan - Public Water System Wellhead Protection Area and the terms and conditions



SCHEDULE "B"

Special Exceptions (continued)

- thereof
Recording Date: June 22, 2007
Recording No.: 200706220116
10. Plat of Lot Record Certification and the terms and conditions thereof
Recording Date: July 9, 2007
Recording No.: 200707090134
11. Title Notification - Special Flood Hazard Area and the terms and conditions thereof
Recording Date: October 20, 2009
Recording No.: 200910200058
12. City, county or local improvement district assessments, if any.
13. 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.

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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