

When recorded return to:
Peacefulness, LLC
1122 N. 77th Street
Seattle, WA 98103

Recorded at the request of:
Guardian Northwest Title
File Number: 109001

201504020062
Skagit County Auditor
4/2/2015 Page 1 of 3 1:51PM \$74.00

Statutory Warranty Deed

109001
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Richard D. Cejka and Penelope B. Cejka, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Peacefulness, LLC, a Nevada Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 23, Block B, Cape Horn on the Skagit

Tax Parcel Number(s): P62922, 3868-002-023-0004

Lot 23, Block B, "CAPE HORN ON THE SKAGIT, DIVISION NO. 1", as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated MARCH 31, 2015

Richard D. Cejka
Richard D. Cejka

Penelope B. Cejka
Penelope B. Cejka

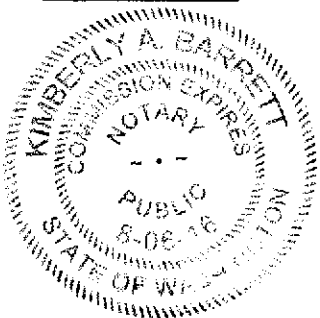
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151039
APR 02 2015

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 1,340.⁰⁰
Skagit Co. Treasurer
By Mdm Deputy

I certify that I know or have satisfactory evidence that Richard D. Cejka and Penelope B. Cejka, the persons who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-31-15



Kimberly A. Barnett
Printed Name: Kimberly A. Barnett
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: Aug 6, 2016

Exhibit "A"

A. Terms and conditions of Articles of Incorporation and Bylaws of Cape Horn Maintenance Company, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200611200088

An amendment to Bylaws was recorded As Auditor's File No. 200301160063.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Cape Horn on the Skagit
Recorded: July 13, 1965
Auditor's No.: 668870

C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 13, 1965
Auditor's No.: 668869

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Corporation
Dated: July 7, 1965
Recorded: August 17, 1965
Auditor's No.: 670429
Purpose: Transmission line with appurtenances
Affects: As constructed and extended in the future at the consent of grantee and grantor

E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 14, 1976
Auditor's No.: 847451
Executed By: Cape Horn Maintenance Company

F. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022 regarding Well and Waterworks located on the "Community Park" area.

G. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

H. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

I. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River.

J. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: March 5, 1975
Auditor's No.: 814224

K. EASEMENT AND PROVISIONS THEREIN:

Grantee:	Puget Sound Energy, Inc., a Washington Corporation
Dated:	November 19, 2014
Recorded:	December 11, 2014
Auditor's No.:	201412110044
Purpose:	Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.
Affects:	A portion of subject property