



201504020078

Skagit County Auditor

4/2/2015 Page

1 of

4

\$75.00

3:41PM

When recorded return to:

Kenneth E. Frank and Julie A. Frank
4862 Nooksack Loop
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023207

CHICAGO TITLE
620023207 STATUTORY WARRANTY DEED

THE GRANTOR(S) Judith Fair Flemings, an unmarried woman; who acquired title as Judith F Flemings, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kenneth E. Frank and Julie A. Frank, Husband and Wife
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 26, Block I, 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): P63305 / 3869-009-026-0005

Subject to:

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

Dated: March 30, 2015

Judith Fair Flemings

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 1044
APR 02 2015

Amount Paid \$ 360.⁰⁰
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
JUDITH FAIR FLEMINGS
(s) 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: 3/30/15

Judith A. Williams
Name: JUDITH ANNE WILLIAMS
Notary Public in and for the State of WA
Residing at: SPANWOOD, WA
My appointment expires: 10/29/18

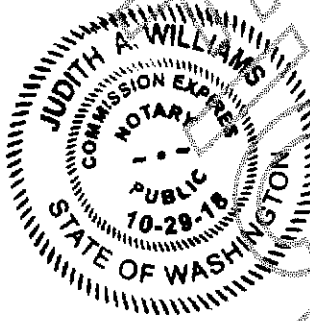


EXHIBIT "A"
Exceptions

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: October 17, 1966
Auditor's No.: 886819, 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: October 17, 1966
Auditor's No.: 886819, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance 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

EXHIBIT "A"

**Exceptions
(continued)**

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.