

When recorded return to:
Steven R. Russell
P.O. Box 866
Concrete, WA 98237



Skagit County Auditor
5/15/2015 Page

201505150073
1 of 3 11:43AM
\$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023976

CHICAGO TITLE

620023976

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary A. O'Farrell, Unmarried 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 Steven R. Russell, an unmarried man

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

Lot 34 and 35, Block C, 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.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62958 / 3868-003-034-0009, P62959 / 3868-003-035-0008,

Subject to:

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

Dated: May 11, 2015

*Mary A. O'Farrell by
James E. Dahl her attorney in fact*

Mary A. O'Farrell by James E. Dahl her attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 1707
MAY 15 2015

Amount Paid \$ 165.20
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of King

I certify that I know or have satisfactory evidence that _____

James E. Kahl
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the POWER OF ATTORNEY of Mary Jo Farrell to be the free and
voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 5/13/2015

Christiane S. Pieper
Name Christiane S. Pieper
Notary Public in and for the State of _____
Residing at: Lacrosse
My appointment expires: 03-02-2019



EXHIBIT "A"
Exceptions

1. 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
2. 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
3. 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
4. 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 Laura R. Randles, husband and wife; and Cape Horn Development Company, a partnership
5. Covenants, conditions, and restrictions contained in instrument(s), 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: April 18, 1973
Auditor's No(s): 783718 and 783719, records of Skagit County, Washington
Executed By: Cape Horn Development Company
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(s);
Recorded: April 18, 1973
Auditor's No(s): 783718 and 783719, records of Skagit County, Washington
Imposed By: Cape Horn Development 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 powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
8. Right, title and interest of James Dahl as disclosed by the application for title insurance.
9. Assessments, if any, levied by Cape Horn Maintenance Company.
10. City, county or local improvement district assessments, if any.