

When recorded return to:
Tommie Gitchel and Diana Gitchel
6125 275th Street NE
Arlington, WA 98223



201508070069

Skagit County Auditor

\$74.00

8/7/2015 Page

1 of

3 11:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024775

CHICAGO TITLE 620024775

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lyle R. Spradley and Ellen L. Spradley, Husband and Wife, married on October 25, 2011 and all times since

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Tommie Gitchel and Diana Gitchel, Husband and Wife

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

Lot 1, Block J, 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.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P63160, 3868-010-001-0003

Subject to:

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

Dated: August 6, 2015

Lyle R. Spradley
Lyle R. Spradley

Ellen L. Spradley
Ellen L. Spradley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3108
AUG 07 2015

Amount Paid \$539.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

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

Dated: August 12, 2015

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish
My appointment expires: 9-01-2018

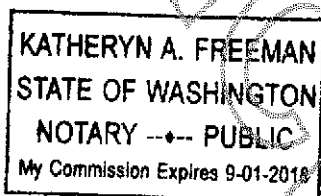


EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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, assessments, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: July 13, 1965
Recording No.: 668869

5. Covenants, conditions, easements and restrictions, contained in the following instrument;

Recording Date: May 14, 1969
Recording No.: 726517

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
Recorded: May 14, 1969
Auditor's No(s): 726517, records of Skagit County, Washington
Imposed By: Cape Horn Development Company

7. Assessments, if any, levied by Cape Horn Maintenance Company