

When recorded return to:
Alvin Strutzel and Sandra Strutzel
PO BOX 675
La Conner, WA 98257



201508310134

Skagit County Auditor \$75.00
8/31/2015 Page 1 of 4 11:32AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025114

CHICAGO TITLE
620025114 STATUTORY WARRANTY DEED

THE GRANTOR(S) William D Whitney, an unmarried man; and June Hayden, an unmarried woman;
and Joe D. Jones and Vivian I. Jones, husband and wife

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

in hand paid, conveys, and warrants to Alvin Strutzel and Sandra Strutzel, husband and wife

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

Lot 7, Block K, Cape Horn on the Skagit Division No. 2, as per plat recorded in Volume 9 of plats,
pages 14 through 19, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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

Tax Parcel Number(s): P63332 / 3869-011-007-0004.

Subject to:

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

Dated: August 28, 2015

William D Whitney

June Hayden

Joe D. Jones

Vivian I. Jones

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3483
AUG 31 2015

Amount Paid \$ 806.90
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON

County of Snohomish

I certify that I know or have satisfactory evidence that

William D Whitney, June Hayden, Joe D. Jones, Vivian I Jones
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: August 29, 2015

Lourea L. Garka

Name: Lourea L Garka

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 10/27/2018

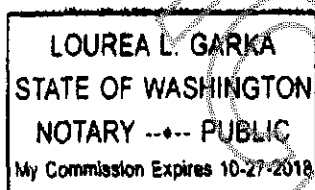


EXHIBIT "A"

Exceptions

1. 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: 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, 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 Division 2

Recording No: 682588
3. 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.
4. Covenants, conditions, and restrictions contained in declaration of restriction, 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

AMENDED by instrument:
Recorded: June 21, 1993
Auditor's No.: 9306210022, records of Skagit County, Washington
5. Covenants, conditions, and restrictions contained in declaration of restriction, 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: December 15, 1976
Auditor's No.: 847451, records of Skagit County, Washington
6. 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: August 21, 1979
Auditor's No.: 885900, records of Skagit County, Washington
7. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: August 21, 1979
Auditor's No.: 885900, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance Company
8. Assessments, if any, levied by Cape Horn Maintenance Company.
9. City, county or local improvement district assessments, if any.

EXHIBIT "A"
Exceptions
(continued)

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.