


When recorded return to:
Scott A. Kukas and Cynthia M. Wander
42088 Cedar Street
Concrete, WA 98237


201511120084
Skagit County Auditor
11/12/2015 Page 1 of 3 2:06PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025338A

CHICAGO TITLE
620025338A

STATUTORY WARRANTY DEED

THE GRANTOR(S) Barbara A. Weeks, an unmarried woman

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

in hand paid, conveys, and warrants to Scott A. Kukas and Cynthia M. Wander, a married couple

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

Lots 6 and 7, Block L, 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): P63380 / 3869-012-007-0002,

Subject to:

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

Dated: November 9, 2015

Barbara A. Weeks
Barbara A. Weeks

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154628
NOV 12 2015

Amount Paid \$ 3,511.60
Skagit Co. Treasurer
By Ham Deputy

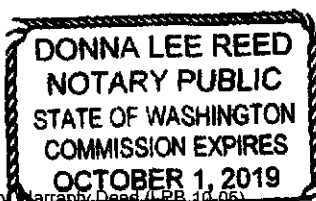
State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that

BARBARA A. WEEKS
(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: 11/10/15



Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10/1/2019

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: December 15, 1976
Auditor's No(s): 847451, 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 30, 1970 and March 9, 1983
Auditor's No.: 745283 and 8303090006, 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 30, 1970 and March 9, 1983
Auditor's No.: 745283 and 8303090006, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance Company
7. Mitigation Plan - Public Water System Wellhead Protection Area and the terms and conditions thereof

Recording Date: April 22, 2003
Recording No.: 200304220121
8. Terms and conditions of Quit Claim Deed Boundary Line Adjustment

Recording Date: December 2, 2002

EXHIBIT "A"

Exceptions
(continued)

Recording No.: 200212020247

As Follows:

"The above described property will be combined or aggregated together. This boundary adjustment is for the purposes of eliminating an additional building lot."

9. 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.
10. City, county or local improvement district assessments, if any.
11. Assessments, if any, levied by Cape Horn Maintenance Company.