



Skagit County Auditor
4/18/2016 Page

1 of

\$127.00
5 10:20AM

Document Title:

STATUTORY WARRANTY DEED

Reference Number:

GUARDIAN NORTHWEST TITLE CO.

Grantor(s):

☐ additional grantor names on page ____

1. CALAVAN, DENNIS

111220

2. CALAVAN, DIANE

Grantee(s):

☐ additional grantee names on page ____

1. HERNANDEZ, HELEDDORD

2. HERNANDEZ, EVA

Abbreviated legal description:

☐ full legal on page(s) ____

LOT 27 BLK D CAPE HORN ON THE SKAGIT

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page ____

P 62441

I, MARLA HICKOK, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Marla Hickok

Dated

4/18/16

When recorded return to:
Heleodoro Hernandez and Eva Hernandez
915 S. 29th Street
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 111220

Statutory Warranty Deed

THE GRANTORS Dennis Calavan and Diane Calavan, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Heleodoro Hernandez, a single man and Eva Hernandez, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 27, Block D, Cape Horn on the Skagit

Tax Parcel Number(s): P62991, 3868-004-027-0006

Lot 27, Block D, "Cape Horn on the Skagit", as per plat recorded in Volume 8 of Plats, Pages 92 through 97, inclusive, records of Skagit County, Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4-13-2016

Diane Calavan
Diane Calavan

Dennis Calavan
Dennis Calavan

20161393
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 18 2016
Amount Paid \$ 245.30

STATE OF _____ }
COUNTY OF _____ } SS:

By MT Deputy
Skagit Co. Treasurer

I certify that I know or have satisfactory evidence that Diane Calavan and Dennis Calavan, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

Printed Name: _____
Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____



All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

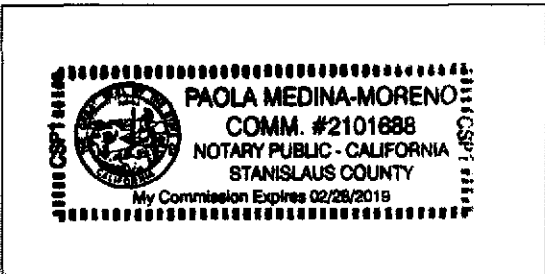
State of California
County of Stanislaus

On 04/13/2016 before me Paola Medina-Moreno Notary Public (here insert name and title of the officer),

personally appeared Dennis P. Calavan

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand
and official seal.

Signature Paola Medina-Moreno

Description of Attached Document

Type or Title of Document Statutory Warranty Deed

Document Date 04/13/2016 Number of Pages 1

Signer(s) Other Than Named Above Dennis P. Calavan

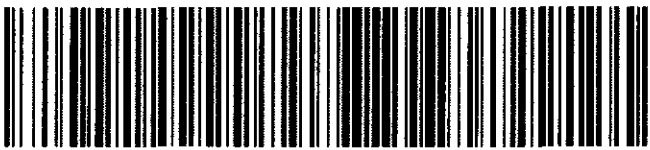


Exhibit A

EXCEPTIONS:

A. Terms and conditions of Articles of Incorporation and Bylaws of Cape Horn Maintenance Company, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200611200088.

An amendment to Bylaws was recorded As Auditor's File No. 200301160063.

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Cape Horn on the Skagit
Recorded: July 13, 1965
Auditor's No.: 668870

C. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: July 13, 1965
Auditor's No.: 668869

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Corporation
Dated: July 7, 1965
Recorded: August 17, 1965
Auditor's No.: 670429
Purpose: Transmission line with appurtenances
Affects: As constructed and extended in the future at the consent of grantee and grantor

E. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Recorded: December 14, 1976
Auditor's No.: 847451
Executed By: Cape Horn Maintenance Company

F. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022 regarding Well and Waterworks located on the "Community Park" area.

G. Restrictions on lots in this plat imposed by various instruments of record which reads as follows:

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in and for the purposes set forth in the articles of incorporation and the by-laws of the Cape Horn Maintenance Co., a nonprofit, non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said articles of incorporation and by-laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorneys fees in such action. The grantee hereby acknowledges receipt of copies of said articles of incorporation and by-laws of the Cape Horn Maintenance Co. This provision is a covenant running with the land and is binding on the grantees, their heirs, successors and assigns.

SUBJECT TO:

- (a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.
- (b) Use of said property for residential purposes only.
- (c) Questions that may arise due to shifting of Skagit River."

H. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the River/Creek herein named, or its banks, or which may result from such change in the future.

River/Creek: Skagit River

I. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

J. Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River.

K. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

| | |
|---------------|--|
| Grantee: | Robert & Jerry McKinney |
| Recorded: | December 21, 1994 |
| Auditor's No. | 9412210103 |
| Purpose: | "Easement Area" for side yard purposes |

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company