

When recorded return to:  
Norman Sledge and Iris Cola-Sledge  
42009 Cedar Street  
Concrete, WA 98237

201606300172  
Skagit County Auditor  
6/30/2016 Page 1 of 3 3:51PM \$75.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273  
Escrow No.: 620027356

CHICAGO TITLE

020027356

STATUTORY WARRANTY DEED

THE GRANTOR(S) Frederick J. Freeman and Cathy Burdett Freeman, 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 Norman Sledge and Iris Cola-Sledge, a married couple  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 3, 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): P63377 / 3869-012-003-0006,

Subject to: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: June 16, 2016

Frederick J. Freeman

Cathy Burdett Freeman

20162758  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUN 30 2016

Amount Paid \$ 2425.00  
By Deputy

State of Washington  
COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that  
Frederick J. Freeman and Cathy Burdett Freeman  
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: June 29, 2016

KATHERYN A. FREEMAN  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 9-01-2018

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

**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: July 13, 1965  
Auditor's No(s): 668869, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: June 21, 1993  
Auditor's No(s): 9306210022, 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: November 4, 1980  
Auditor's No.: 8011040006, 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: November 4, 1980  
Auditor's No.: 8011040006, records of Skagit County, Washington  
Imposed By: Cape Horn Maintenance Company
7. Terms, conditions, and restrictions of that instrument entitled Skagit County Planning and Development Services Findings of Fact Administrative Special Use Request PL06-0738;  
Recorded: April 4, 2007  
Auditor's No(s): 200704040097, records of Skagit County, Washington

## EXHIBIT "A"

Exceptions  
(continued)

8. Record of Survey

Recording Date: June 4, 2007  
Recording No.: 200706040170

9. Mitigation Plan - Public Water System Wellhead Protection Area and the terms and conditions thereof

Recording Date: June 22, 2007  
Recording No.: 200706220116

10. Plat of Lot Record Certification and the terms and conditions thereof

Recording Date: July 9, 2007  
Recording No.: 200707090134

11. Title Notification - Special Flood Hazard Area and the terms and conditions thereof

Recording Date: October 20, 2009  
Recording No.: 200910200058

12. City, county or local improvement district assessments, if any.

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