

**When recorded return to:**

Daniel H Radley and Kerry L Radley  
PO Box 1263  
Edmonds, WA 98020



201609300169

Skagit County Auditor

\$76.00

9/30/2016 Page

1 of

4 1:14PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

**CHICAGO TITLE**  
500047796

Escrow No.: 500047796

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Cape Horn Maintenance Co., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Daniel H Radley and Kerry L Radley, husband and wife

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

Lot 37, Block B, CAPE HORN ON THE SKAGIT DIVISION 2, according to the plat thereof, recorded in Volume 9 of Plats, page 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

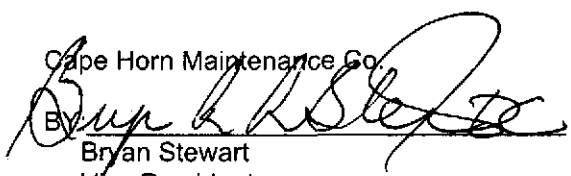
Tax Parcel Number(s): P63176 / 3869-002-037-0007 ✓

Subject to:

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

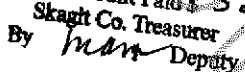
Dated: September 29, 2016

Cape Horn Maintenance Co.

BY   
Bryan Stewart  
Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20164493  
SEP 30 2016

Amount Paid \$ 328.40  
Skagit Co. Treasurer  
By  Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

COUNTY of SNOHOMISH

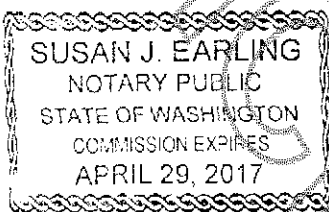
I certify that I know or have satisfactory evidence that

BRYAN STEWART

(is/are) the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Vice President of Cape Horn Maintenance Co., to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: SEPTEMBER 29, 2016

Susan J Earling  
Name: SUSAN J EARLING  
Notary Public in and for the State of WA  
Residing at: EDMONDS  
My appointment expires: 4.29.17



**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
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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:	February 16, 1979
Auditor's No.:	7902160011, 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:	February 16, 1979
Auditor's No.:	7902160011, records of Skagit County, Washington
Imposed By:	Cape Horn Maintenance Company
  
7. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof  
  

Recording Date:	April 4, 2007
Recording No.:	200704040097

## EXHIBIT "A"

### Exceptions (continued)

8. 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.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Cape Horn Maintenance Company.