

When recorded return to:
Duarte N. Abel and Linda A. Abel
38859 Ocotillo Drive
Palmdale, CA 93551



Skagit County Auditor
3/31/2017 Page 1 of 3 \$75.00
9:02AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245385465

CHICAGO TITLE

020028470

STATUTORY WARRANTY DEED

THE GRANTOR(S) Terri Rosso, who acquired title as Terri Hanby, as her separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Duarte N. Abel and Linda A. Abel, husband and wife

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

Lot 8, Block O, Cape Horn on the Skagit Division No. 2, according to the plat thereof, recorded in Volume 9 of plats, pages 14 through 19, inclusive, records of Skagit County, Washington. Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P63449, 3869-015-008-0004

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171263
MAR 31 2017

Amount Paid \$ 984.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 23, 2017

Terri Rosso
Terri Rosso

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Terri Rosso is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 30, 2017

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

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

EXHIBIT "A"

Order No.: 245385465

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.: 570429
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 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: June 29, 1981
Auditor's No(s): 8106290037, records of Skagit County, Washington
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: June 29, 1981
Auditor's No.: 8106290037, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance Company
6. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document
Recording Date: December 15, 1976
Recording No.: 847451