

When recorded return to:  
Michael A. Rosso  
41938 South Shore Drive  
Concrete, WA 98237



Skagit County Auditor  
5/10/2017 Page

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5

\$77.00

1:56PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030484

CHICAGO TITLE

620030484

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Northern California Investments, LP, a California Limited Partnership

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Michael A. Rosso, an unmarried person

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

Lot 5, Block J, 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): P63320 / 3869-010-005-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172006

MAY 10 2017

Amount Paid \$ 2798.71

Skagit Co. Treasurer

By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: May 3, 2017

Northern California Investments, LP

BY:   
Ken Martin  
Chief Operating Officer of Swan Investments

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Ken Martin is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Chief Operating Officer of Swan Investments of Northern California Investments, LP to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: \_\_\_\_\_

\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_,  
My appointment expires: \_\_\_\_\_

## ACKNOWLEDGMENT

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 Yolo  
County of \_\_\_\_\_)

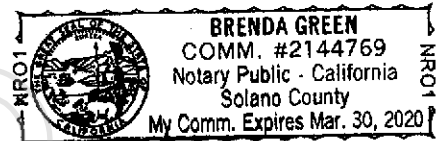
On 5/3/2017 before me, Brenda Green Notary Public  
(insert name and title of the officer)

personally appeared Ken Martin  
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.

WITNESS my hand and official seal.

Signature Brenda Green (Seal)



statutory warranty Deed

**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

## EXHIBIT "A"

### Exceptions (continued)

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: September 10, 1973  
Auditor's No.: 813694, 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: September 10, 1973  
Auditor's No.: 813694, records of Skagit County, Washington  
Imposed By: Cape Horn Maintenance Company
7. Mitigation Plan including the terms, covenants and provisions thereof  
Recording Date: June 28, 1999  
Recording No.: 9906280005
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Cape Horn Maintenance Company.