

**When recorded return to:**

Michael Murphy  
41971 Cape Horn Drive  
Concrete, WA 98237



201706220081

Skagit County Auditor

\$77.00

6/22/2017 Page

1 of

5 3:39PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030861

**CHICAGO TITLE**

620030861

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ozella F Brunner, as Surviving Trustee of The Larry E Brunner & Ozella F Brunner Revocable Living Trust, U/A dated September 23, 2009

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Michael Murphy, a single man

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

Lots 18 and 19, Block H, CAPE HORN ON THE SKAGIT, according to the plat thereof, recorded in Volume 8 of Plats, pages 92 through 97, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P63152 / 3868-008-018-0008, P63153 / 3868-008-019-0007

Subject to:

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

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20172761

JUN 22 2017

Amount Paid \$5078.00

Skagit Co. Treasurer

By HB Deputy

WA-CT-FNRV-02150.620019-620030861

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 20, 2017

The Larry E Brunner & Ozella F Brunner Revocable Living Trust, U/A dated September 23, 2009

BY: Ozella F Brunner  
Ozella F Brunner  
Surviving Trustee

**STATUTORY WARRANTY DEED**  
(continued)

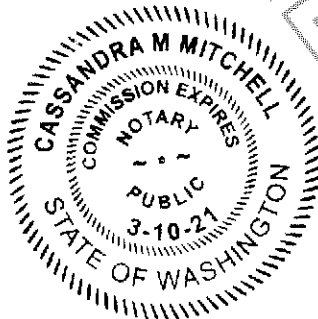
State of WA  
County of SKagit

I certify that I know or have satisfactory evidence that Ozella F Brunner

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 Surviving Trustee of The Larry E Brunner & Ozella F Brunner Revocable Living Trust U/A dated September 23, 2009 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-20-17

Cassandra M Mitchell  
Name: Cassandra M Mitchell  
Notary Public in and for the State of WA  
Residing at: Mt Vernon,  
My appointment expires: 3-10-21



## EXHIBIT "A"

### Exceptions

1. 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:

Recording No: 668870

2. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 17, 1965  
Auditor's No.: 670429, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Exact location is undisclosed of record as to said premises
3. Terms and conditions contained in instrument;  
Recorded: December 15, 1976  
Auditor's No.: 847451, records of Skagit County, Washington  
For: Preventing contamination of water supply  
Affects: Any portion of said premises lying within 100 feet of well  
Located: Location of well not described in said instrument
4. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: July 13, 1965  
Auditor's No.: 668869, records of Skagit County, Washington  
Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife; and Cape Horn Development Company, a partnership
5. Covenants, conditions, and restrictions contained in instrument(s), 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 20, 1978  
Auditor's No(s): 887886, records of Skagit County, Washington  
Executed By: Cape Horn Development Company  
As Follows: Use of said property for residential purposes only

## EXHIBIT "A"

### Exceptions (continued)

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);  
Recorded: September 20, 1978  
Auditor's No(s): 887886, records of Skagit County, Washington  
Imposed By: Cape Horn Development Company
7. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof  
  
Recording Date: October 1, 2001  
Recording No.: 200110010130
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. Assessments, if any, levied by Cape Horn Maintenance Company.
10. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.