

When recorded return to:
Doug W Henson and Jerrie L Henson
41391 North Shore Lane
Concrete, WA 98237



Skagit County Auditor
7/21/2017 Page 1 of 5 3:47PM \$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031663

CHICAGO TITLE
020031663

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Fraker, a single man and Randy Richard, a single man, each as their separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Doug W Henson and Jerrie L Henson, a married couple

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

Lot 40 and 41, Block A, 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): P62894 / 3868-001-041-0004, P62893 / 3868-001-040-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20170721
JUL 21 2017

Amount Paid \$3742.00
Skagit Co. Treasurer
By *ML* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 18, 2017



Robert Fraker



Randy Richard

STATUTORY WARRANTY DEED
(continued)

STATE OF Washington)
)SS.
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that Robert Fraker and Randy Richard are the persons who appeared before me, and said person acknowledged that they signed this instrument to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: July 18, 2017

Notary Seal

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

Kathryn A. Freeman
(Signature of Notary)

Kathryn A. Freeman
Notary Public in and for the State of Washington
My appointment expires: 9-01-2018
Residing in Snohomish Co.

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 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: April 17, 1976 and July 27, 1976
Auditor's No(s): 833357 and 839845, 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: April 17, 1976 and July 27, 1976
Auditor's No(s): 833357 and 839845, records of Skagit County, Washington
Imposed By: Cape Horn Development Company
7. 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.
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: October 15, 1997
Recording No.: 9710150001
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Cape Horn Maintenance Company.
11. Real estate excise tax of 1.78% upon any sale of said Land, if unpaid.

Beginning July 1, 2005, an additional \$5.00 Real Estate Excise Tax Electronic Technology Fee must be included in all excise tax payments.