

**When recorded return to:**

Christopher Bolt  
3306 Allen Way  
Santa Clara, CA 95051



Skagit County Auditor

2/26/2018 Page

1 of

5 3:49PM

\$76.00

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033368

**CHICAGO TITLE**  
**620033368**

**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 Christopher Bolt, an unmarried man

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

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

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

Lot(s): 15 Block: D CAPE HORN ON THE SKAGIT

Tax Parcel Number(s): P62979

Subject to:

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

2018 737  
**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

**FEB 26 2018**

Amount Paid \$ 147.40  
Skagit Co. Treasurer  
By Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 22, 2018

Cape Horn Maintenance Co.

BY: Ralph Shaver

Ralph Shaver  
President

State of WA

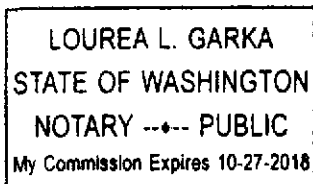
County of Sklad

I certify that I know or have satisfactory evidence that Ralph Shaver

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 President of Ralph Shaver to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 23, 2018

Lourea L. Garka  
Name: Lourea L. Garka  
Notary Public in and for the State of WA  
Residing at: Oakington  
My appointment expires: 10-27-2018



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P62979**

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Lot 15, Block D, 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.

## EXHIBIT "B"

### 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: ~~568870~~

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: December 19, 1983  
Auditor's No(s): 8312190020, records of Skagit County, Washington  
Executed By: Cape Horn Development Company  
As Follows: Use of said property for residential purposes only

## EXHIBIT "B"

### 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: December 19, 1983  
Auditor's No(s): 8312190020, 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. Assessments, if any, levied by Cape Horn Maintenance Company.
9. City, county or local improvement district assessments, if any.