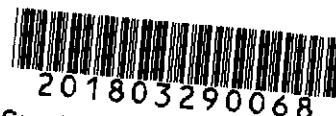


When recorded return to:
Evangelina Ruiz
3910 E College Way
Mount Vernon, WA 98273



Skagit County Auditor
3/29/2018 Page

1 of

4 1:18PM

\$77.00

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200
Everett, WA 98201

Escrow No.: 500068531

CHICAGO TITLE
500068531

STATUTORY WARRANTY DEED

THE GRANTOR(S) William W. Phillips, an unmarried man

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

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

Lots 42 and 43, Block G, "Cape Horn on the Skagit Division No. 2," as per plat 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): P63247 / 3869-007-043-0016,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 29 2018

Amount Paid \$ 1656.20
By *MC* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 16, 2018

William W Phillips
William W. Phillips

State of Washington
County or Skagit

I certify that I know or have satisfactory evidence that

William W. Phillips
(is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 28, 2018

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arington
My appointment expires: 06/29/2019

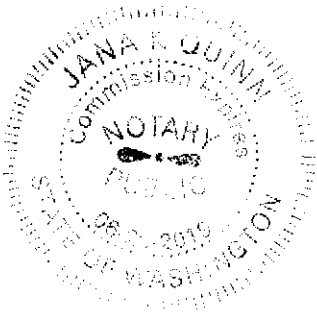


EXHIBIT "A"
Exceptions

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, 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 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

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

EXHIBIT "A"

Exceptions (continued)

handicap persons;

Recorded: February 13, 1979

Auditor's No.: 896546 and 896547, 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: February 13, 1979
Auditor's No.: 896546 and 896547, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance 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.