

When recorded return to:  
Garrett Swearinger  
9103 Harvey Road  
Blaine, WA 98230



Skagit County Auditor \$78.00  
4/13/2018 Page 1 of 5 1:46PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033807

**CHICAGO TITLE**  
**620033807**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jack Grant Jeakins, 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 Garrett Swearinger, an unmarried person and Christina Swearinger, a married person as her separate property and Taylor Swearinger, an unmarried person and Chelsea Swearinger, an unmarried person

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): 23 Block: F CAPE HORN ON THE SKAGIT

Tax Parcel Number(s): P63104 /3868-006-023-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181483

APR 13 2018

Amount Paid \$ 138.50  
Skagit Co. Treasurer  
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 6, 2018

*[Handwritten signature]*

Jack Grant Jenkins

State of WASHINGTON

County of Skagit

I certify that I know or have satisfactory evidence that

JACK GRANT JENKINS  
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: April 12, 2018

*[Handwritten signature]*  
Name: Lourea L Garka  
Notary Public in and for the State of WA  
Residing at: Arlington  
My appointment expires: 10/27/2018

LOUREA L. GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2018

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P63104 /3868-006-023-0005**

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Lot 23, Block F, 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: 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: October 1, 1973  
Auditor's No(s): 7891554, 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: October 1, 1973  
Auditor's No(s): 7891554, records of Skagit County, Washington  
Imposed By: Cape Horn Development Company
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Cape Horn Maintenance Company.