

When recorded return to:
Cristal K Martinez and Chad R Martinez
41722 Mountain View Lane
Concrete, WA 98237



08/04/2018 03:49 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500070767

CHICAGO TITLE
500070767

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert Ketchum, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Cristal K Martinez and Chad R Martinez, a married couple

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

Lot 27, Block I, CAPE HORN ON THE SKAGIT, DIVISION NO. 2, according to the plat thereof
recorded in Volume 9 of Plats, pages 14 through 19, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P63306 / 3869-009-027-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182362

JUN 04 2018

Amount Paid \$ 5523.00

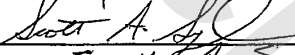
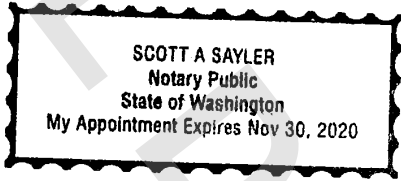
By *BT* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2018


Robert KetchumState of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Robert Ketchum is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 23, 2018
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/20

SCOTT A SAYLER
Notary Public
State of Washington
My Appointment Expires Nov 30, 2020

EXHIBIT "A"

Exceptions

1. 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: 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 NO. 2:

 Recording No: 682588

3. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants 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 applicable law;
 Recorded: July 13, 1965
 Auditor's No(s): 668869, records of Skagit County, Washington
 Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: June 21, 1993
 Recording No.: 9306210022

4. 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: June 1, 1967
 Auditor's No(s): 851514, records of Skagit County, Washington
 Executed By: Cape Horn Development Co.
 As Follows: Use of said property for residential purposes only

5. Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual

EXHIBIT "A"Exceptions
(continued)

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;

Recorded: December 15, 1976

Auditor's No(s): 847451, records of Skagit County, Washington

Executed By: Cape Horn Maintenance Co.

6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: June 1, 1967

Auditor's No(s): 851514, records of Skagit County, Washington

Imposed By: Cape Horn Development Co.