

When recorded return to:
Michelle Bazan, married as separate property
13819 52nd Ave NE
Marysville, WA 98271



201806260031

08/26/2018 01:53 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035016

CHICAGO TITLE
620035016

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ralph Shaver, an unmarried man and Kyle Shaver, 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 Michelle Bazan, married as separate property

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

Lot 49, Block E, 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): P63080 / 3868-005-049-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182776
JUN 26 2018

Amount Paid \$ 20910
Skagit Co. Treasurer
By *MA* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2018

Ralph Shaver
Ralph Shaver

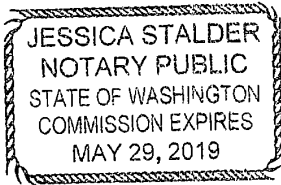
Kyle Shaver

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Ralph Shaver
 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: 6/25/2018



Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon
My appointment expires: 5/29/19

STATUTORY WARRANTY DEED
(continued)

Dated: June 22, 2018

Ralph Shaver
Kyle Shaver

Kyle Shaver

State of WA
COUNTY of KING PIERCE

I certify that I know or have satisfactory evidence that
KYLE SHAVER

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: JUNE 24, 2018

TAB

Name: TONY BENSON
Notary Public in and for the State of WA
Residing at: KENT
My appointment expires: 2/1/21



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, 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: January 10, 1974
Auditor's No(s).: 795442, 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 January 10, 1974
Auditor's No(s): 795442, records of Skagit County, Washington
Imposed By: Cape Horn Development Company
7. Assessments, if any, levied by Cape Horn Maintenance Company.
8. City, county or local improvement district assessments, if any.