



201901160059

01/16/2019 10:27 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:

Tamie Simpson and Grant R. Simpson
41740 Mountain View Lane
Concrete, WA 98237

STATUTORY WARRANTY DEED

Abbreviated legal: Lots 29-30, Block 1, Cape Horn on the Skagit Div. 2
GUARDIAN NORTHWEST TITLE CO. 18-1285

Tax Parcel Number(s): P63308 & 3869-009-029-0002 & P63309 & 3869-009-030-0009

THE GRANTOR(S) Harold E. Cottom and Marjorie H. Cottom, husband and wife, 610 27th Avenue E., Seattle, WA 98112,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Tamie Simpson and Grant R. Simpson, wife and husband

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Dated: January 14, 2019

Harold E. Cottom
Harold E. Cottom

Marjorie H. Cottom
Marjorie H. Cottom

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019153
JAN 16 2019

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By mm Deputy

Statutory Warranty Deed
LPB 10-05

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Harold E. Cottom and Marjorie H Cottom M is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 14 day of January, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01-19-2022



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 41740 Mountain View Lane, Concrete, WA 98237

Tax Parcel Number(s): P63308 & 3869-009-029-0002 & P63309 & 3869-009-030-0009

Property Description:

LOTS 29 AND 30, BLOCK "I", "CAPE HORN ON THE SKAGIT, DIVISION NO. 2", ACCORDING TO THE PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 to 19, INCLUSIVE RECORDS OF SKAGIT COUNTY, WASHINGTON.

Statutory Warranty Deed
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EXHIBIT B

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1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded July 13, 1965, as Auditor's File No. 668869.

An Amendment to By-Laws was recorded January 16, 2003 under Auditor's File No. 200301160063.

The Articles of Incorporation were recorded as Auditor's File No. 200611200088.

2. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cape Horn on the Skagit Division No. 2 recorded May 10, 1966 as Auditor's File No. 682588.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors on July 7, 1965 and recorded August 17, 1965, as Auditor's File No. 670429.

4. Restrictions, provisions and/or exceptions affecting other lots in said Plat imposed by various instruments of record which may be notice of a general plan as follows:

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in and for the purposes set forth in the Articles of Incorporation and the By-Laws of the Cape Horn Maintenance Co., a nonprofit, non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorneys fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cape Horn Maintenance Co. This provision is a covenant running with the land and is binding on the grantees, their heirs, successors and assigns."

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Company, dated September 20, 1976, recorded December 14, 1976 as Auditor's File No. 847451.

Terms and Provisions of document recorded as Auditor's File No. 200611200088 which may pertain thereto.

6. Any question that may arise due to shifting or changing in course of the Skagit River.

(Affects those lots abutting the River)

7. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022, regarding well and waterworks located on the "Community Park" area.

Statutory Warranty Deed
LPB 10-05

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