



201903220072

03/22/2019 01:33 PM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

When recorded return to:

Erik Mugnier
41622 Cape Horn Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191031
MAR 22 2019

Amount Paid \$ 2468.00
Skagit Co. Treasurer
By *BT* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037125

CHICAGO TITLE
620037125

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleeri Ruth Jennings, a single person

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

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

Lots 16 and 17, Block B, 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): P62915 / 3868-002-017-0002, P62914 / 3868-002-016-0003,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: March 13, 2019

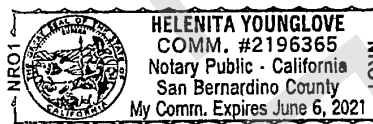
Kathleen Ruth Jennings
Kathleen Ruth Jennings

State of ~~WASHINGTON~~ CALIFORNIA
County of ~~SKAGIT~~ SAN BERNARDINO

I certify that I know or have satisfactory evidence that Kathleen Ruth Jennings is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: MARCH 18, 2019

Helenita Younglove
Name: HELENITA YOUNGLOVE
Notary Public in and for the State of CALIFORNIA
Residing at: 7605 ROCKAWAY AVE - YUCCA VALLEY, CA 92284
My appointment expires: JUNE 6, 2021



Please see attached for
CA Civil Code Section 1189
compliant acknowledgment.

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

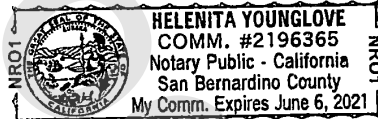
State of California
County of SAN BERNARDINO

On MARCH 18, 2019 before me, HELENITA YOUNGLOVE, NOTARY PUBLIC
(here insert name and title of the officer)
personally appeared KATHLEEN RUTH JENNINGS

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Helenita Younglove
HELENITA YOUNGLOVE

(Seal)

DOCUMENT: STATUTORY WARRANTY DEED
ESCROW NO.: 620037125
DATE: 03/18/2019

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 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 26, 1977 and April 30, 1979
Auditor's No(s): 867466 and 7904300036, 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: May 31, 1966
Auditor's No(s): 683500, records of Skagit County, Washington
Imposed By: Cape Horn Development 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.
8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Cape Horn Maintenance Company.