

When recorded return to:
Wanda L. Gordon
4610 76th Dr NE
Marysville, WA 98270

201905310133
05/31/2019 02:55 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.: 620038532

CHICAGO TITLE
620038532

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Ewing and Carol Ewing, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Wanda L. Gordon, a single person and Lori L. Schmidt, a married person as her separate estate

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.)

Lots 18-20, (M)
Block C, Cape Horn on the Skagit

Tax Parcel Number(s): P62942, P62943, P62944

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 2090
MAY 31 2019

Amount Paid \$ 1784.11

Skagit Co. Treasurer

By HB Deputy

STATUTORY WARRANTY DEED

(continued)

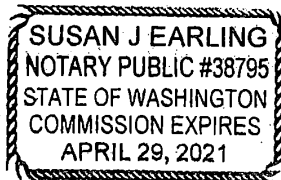
Dated: May 29, 2019

James Ewing
James Ewing
Carol Ewing
Carol Ewing

State of WASHINGTON
COUNTY of SNOHOMISH

I certify that I know or have satisfactory evidence that

JAMES EWING AND CAROL EWING
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/~~they~~) signed this instrument and acknowledged it to be (his/her/~~their~~) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: MAY 31, 2019

Susan J Earling
Name: SUSAN J. EARLING
Notary Public in and for the State of WA
Residing at: EDMONDS
My appointment expires: 4-29-21

EXHIBIT "A"

Exceptions

1. 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:

Recording No: 668870
2. 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
3. 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
4. Covenants, conditions, restrictions and easements 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document

Recording Date: May 5, 1969, November 14, 1969 and April 7, 1972
Recording No.: 726087, Recording No.: 732956 and Recording No.: 766656
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below:

Imposed by: Cape Horn Maintenance Co.
Recording No.: 726087, Recording No.: 732956 and Recording No.: 766656
6. Covenants, conditions, easements and restrictions, contained in the following instrument;

EXHIBIT "A"Exceptions
(continued)

Recording Date: December 15, 1976
Recording No.: 847451

7. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof;

Recording Date: July 27, 2001
Recording No.: 200107270134

8. Skagit County Planning and Development Services Findings of Fact, including the terms, covenants and provisions thereof;

Regarding: Replacement of water lines
Recording Date: April 4, 2007
Recording No.: 200704040097

9. Any question that may arise due to shifting or change in the course, boundaries or high water line of Skagit River or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Skagit River.
10. Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.
11. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.
12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. Assessments, if any, levied by Cape Horn Maintenance Company.
14. City, county or local improvement district assessments, if any.

LEGAL DESCRIPTION

Order No.: 620038532

For APN/Parcel ID(s): P62942, P62943 and P62944

LOTS 18, 19 AND 20, BLOCK C, CAPE HORN ON THE SKAGIT, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.