



201906140078

06/14/2019 02:12 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Matthew J. Reneau
41724 Cape Horn Dr
Concrete, WA 98237Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1900594MCHICAGO TITLE
620038340

Statutory Warranty Deed

THE GRANTOR Frost Family, LLC, dba Payfirst Properties, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Matthew J. Reneau, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
LT 7, BLK G, Cape Horn on the Skagit

For Full Legal See Attached Exhibit "A"

Subject to: Covenants, conditions and restrictions of record, if any, attached hereto by Exhibit "A"

Tax Parcel Number(s): P63116 / 3868-007-007-0003

Dated June 12, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192343

JUN 14 2019

Frost Family, LLC, dba Payfirst Properties

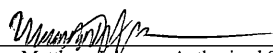

By: Matthew Johnson, Authorized SignerAmount Paid \$ 3,119.82
Skagit Co. Treasurer
By *man* DeputySTATE OF Washington }
COUNTY OF Snohomish } SS:I certify that I know or have satisfactory evidence that Matthew Johnson
he is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated he
is are authorized to execute the instrument and acknowledge that as the
Authorized Signer of Frost Family, LLC, dba Payfirst Properties
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.Dated: 6-13-19Notary Public in and for the State of WashingtonResiding at Adel SteensMy appointment expires: 12-7-2021

EXHIBIT A

LOT 7, BLOCK G, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

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 the Plat of Cape Horn on the Skagit:

Recording No: 668870

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: August 17, 1965
Recording No.: 670429

Terms and conditions contained in said instrument:

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

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: July 13, 1965
Recording No.: 668869

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: July 23, 1985
Recording No.: 8507230012
Recording No.: 8507230013

Lien of assessments levied pursuant to the Declaration, any amendments thereto, and any applicable statutes for Cape Horn Development Company.

stay pay

The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Assessments, if any, levied by Cape Horn Maintenance Company.