

When recorded return to:
Matthew Polack and Christine Polack
41933 Cedar Street
Concrete, WA 98237

201906140083

06/14/2019 02:12 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.: 620038078

CHICAGO TITLE CO.
620038078

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sondra Zieber, an unmarried person, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Matthew Polack and Christine Polack, husband and wife

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

LOT 19, BLOCK "O", "CAPE HORN ON THE SKAGIT DIVISION NO. 2", AS PER PLAT
RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, INCLUSIVE, RECORDS OF
SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63460 / 3869-015-019-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2346
JUN 14 2019

Amount Paid \$4,010.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 3, 2019



Sondra Zieber

State of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

Sondra Zieber
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 11, 2019

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 03-01-2020

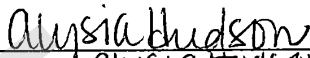

Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2020

EXHIBIT "A"

Exceptions

1. 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 system
Recording Date:	August 17, 1965
Recording No.:	670429
Affects:	Portion of premises
2. 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
3. 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 Plat of Cape Horn on the Skagit, Division No. 2 in Volume 9 of Plats, Pages 14 through 19.:

Recording No:	682588
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4. General plan covenants, conditions and restrictions, but omitting any covenants or restrictions, if any, 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, contained in deeds of other lots in said tract, an example of which can be found in the deed:

From:	Cape Horn Development Co.
Recording Date:	March 25, 1971
Recording No.:	829931
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, contained in instrument

Recording Date:	February 10, 1976
Recording No.:	829931

EXHIBIT "A"Exceptions
(continued)

6. Covenant not to pollute within 100 feet of a well to keep the water supplied from said well free from impurities which might be injurious to public health, contained in instrument
- Recording Date: December 15, 1976
Recording No.: 847451
7. Covenant not to pollute within 100 feet of a well to keep the water supplied from said well free from impurities which might be injurious to public health, contained in instrument
- Recording Date: June 21, 1993
Recording No.: 9306210022
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: April 30, 2009
Recording No.: 200904300077
Matters shown: Shed lying partially on within described property and partially on lot abutting on the north.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
10. 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."

EXHIBIT "A"

Exceptions
(continued)

11. Assessments, if any, levied by Cape Horn Maintenance Co..
12. City, county or local improvement district assessments, if any.