Skagit County Auditor, WA

When recorded return to: David B. Walden and Cathie C. Walden 952 Woodside Lane Langley, WA 98260

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620039288

CHICAGO TITLE
U 20039788
STATUTORY WARRANTY DEED

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to David B. Walden and Cathie C. Walden, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 23, Block D, CAPE HORN ON THE SKAGIT, as per plat recorded in Volume 8 of Plats, Pages
92 through 97, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

THE GRANTOR(S) Dennis A. Rogers, an unmarried person

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

Tax Parcel Number(s): P62987/ 3868-004-023-0000

Subject to

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 2019-3468 Aug 16 2019 Amount Paid \$566.68 Skagit County Treasurer By Heather Beauvais Deputy

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 04.26.19

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WA-CT-FNRV-02150.620019-620039288

## STATUTORY WARRANTY DEED

(continued)

Dated: August 12, 2019

Dennis A. Rogers

State of Washing Ten

County of 151AND

I certify that I know or have satisfactory evidence that

| Denn's A | Rock PS |
| 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.

MARIE W.

WASHIN

Name: TAME WhiteN Notary Public in and for the State of WASHINGTON

Residing at: ISIAND

My appointment expires: 9/18/2021

## 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 Plat of Cape Horn on the Skagit, recorded in Volume 8 of Plats, Pages 92 through 97:

Recording No: 668870

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

Granted to: Purpose:

Puget Sound Power & Light Company electric transmission and distribution line

Recording Date:

August 17, 1965

Recording No.:

670429

Affects:

exact location is undisclosed of record

3. Terms and Conditions as contained in instrument:

Recording Date:

December 15, 1976

Recording No.:

847451

Purpose: preventing contamination of water supply

4. Covenants, conditions and restrictions 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

5. Covenants, conditions and restrictions 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: October 5, 1971

Recording No.: 758848 and in Recording No. 758849
Executed by: Cape Horn Development Company

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 04.26.19

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## **EXHIBIT "A"**

Exceptions (continued)

Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof:

Recorded: October 5, 1971
Recording No.: 758848 and 758849
Imposed by: Cape Horn Development Company

7. Terms conditions restrictions of that instrument entitled Skagit County Planning and Development Services Findings of Fact:

Recorded: April 4, 2007 Recording No.: 200704040097

- 8. Assessments, if any, levied by Cape Horn Development Company.
- 9. City, county or local improvement district assessments, if any.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

## SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
Northwest Multiple Listing Service
ALL RIGHTS RESERVED

Buyer Buyer	oetween	David B Walde	n	Cathie C Walde	n	("Buyer"
concerning 41677 Cape Horn Drive  Concrete  WA 98237  (the "Property" Chy State Zep  uyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural tesource 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	_	Buyer		Buyer		
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