

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

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620039288

**CHICAGO TITLE**

620039288

**STATUTORY WARRANTY DEED**

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

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.

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**  
(continued)

Dated: August 12, 2019

  
Dennis A. RogersState of WASHINGTONCounty of ISLAND

I certify that I know or have satisfactory evidence that

Dennis A. Rogers  
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: 8/14/2019  
Name: JAMIE WHITON  
Notary Public in and for the State of WASHINGTON  
Residing at: ISLAND  
My appointment expires: 9/16/2021

**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

2. 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 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

**EXHIBIT "A"**  
Exceptions  
(continued)

6. 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**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 18, 2019

between David B Walden Cathie C Walden ("Buyer")  
Buyer Buyer  
and Dennis A Rogers ("Seller")  
Seller Seller  
concerning 41677 Cape Horn Drive Concrete WA 98237 (the "Property")  
Address City State Zip

Buyer is aware that 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

David B Walden 07/18/2019  
Buyer 5:28:51 PM PDT Date

Dennis A Rogers 07/20/2019  
Seller 01:10 AM PDT Date

Cathie C Walden 07/18/2019  
Buyer 7:06:28 PM PDT Date

Dennis A Rogers 8/14/2019  
Seller Date