

When recorded return to:
Chuck M. Martin
41734 Mountain View Lane
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039401

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3849

Sep 05 2019

Amount Paid \$806.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE

020039401

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kevin W. Jarmin and JoAnn M. Jarmin, 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 Chuck M. Martin, an unmarried person

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

LOT 28, BLOCK I, CAPE HORN ON THE SKAGIT DIVISION NO. 2, AS RECORDED IN VOLUME
9 OF PLATS, PAGES 14 THROUGH 19, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

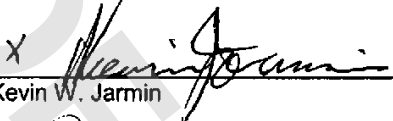
Tax Parcel Number(s): P63307/ 3869-009-028-0003


Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: August 5, 2019

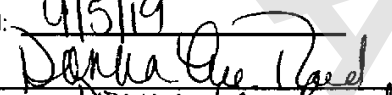
X 
Kevin W. Jarmin

X 
JoAnn M. Jarmin

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kevin W. Jarmin and JoAnn M. Jarmin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/5/19


Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayfield, WA
My appointment expires: 10/1/2019

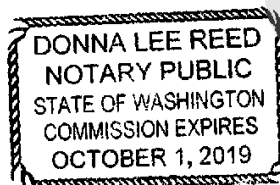


EXHIBIT "A"

Exceptions

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

Granted to:	Puget Sound Power and Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	August 17, 1965
Recording No.:	670429
Affects:	As constructed and extended in the future at the consent of Grantee and Grantor

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 Division No. 2, recorded in Volume 9 of Plats, Pages 14 through 19:

Recording No:	682588
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3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded:	July 13, 1965
Auditor's No(s):	668869, records of Skagit County, Washington

AMENDED by instrument(s):	
Recorded:	June 21, 1993
Auditor's No(s):	9306210022, records of Skagit County, Washington

4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded:	December 15, 1976
Auditor's No(s):	847451, records of Skagit County, Washington

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

5. Covenants, conditions, and restrictions contained in instrument, 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: June 1, 1967
Auditor's No.: 816666, records of Skagit County, Washington
As Follows: Use of said property for residential purposes only
6. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
Recorded: June 1, 1967
Auditor's No.: 816666, records of Skagit County, Washington
Imposed By: Cape Horn Maintenance 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. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
9. Assessments, if any, levied by Cape Horn Maintenance Company.
10. City, county or local improvement district assessments, if any.

