

When recorded return to:

Trevor
~~Trevor~~ and Atosha Rhoads
38120 Cape Horn Road
Concrete, WA 98237SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3979
Sep 13 2019
Amount Paid \$539.00
Skagit County Treasurer
By Marilyn Martich DeputyFiled for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: C1901124MCHICAGO TITLE
020039672

Statutory Warranty Deed

THE GRANTOR Maddox Family, LLC, A Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ~~Trevor~~ Rhoads and Atosha Rhoads, a Married Couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

LT 24 AND LT 23, BLK. I, CAPE HORN ON THE SKAGIT, DIV 2, records of Skagit County, Washington.

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): P63303 / 3869-009-024-0007, P63302 / 3869-009-023-0008

Dated September 11, 2019

Maddox Family, LLC


By: Matthew D. Johnson, Authorized Signer
STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Matthew D. Johnson 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 Maddox Family, LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-12-19

Notary Public in and for the State of Washington
Residing at Lake Stevens
My appointment expires: 12-7-2021

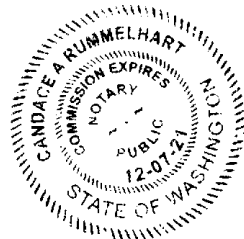


EXHIBIT A

Lots 23 and 24, Block 1, CAPE HORN ON THE SKAGIT DIVISION 2, according to the plat thereof, recorded in Volume 9 of Plats, pages 14 through 19, 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 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:

Recording No.: 682588

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
Recording Date: August 17, 1965
Recording No.: 670429

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

Modification(s) of said covenants, conditions and restrictions

Recording Date: June 21, 1993
Recording No.: 9306210022

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: 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: October 17, 1966
Recording No.: 886819

Liens and charges as set forth in the above mentioned declaration,

Payable to: Cape Horn Maintenance Company

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: February 10, 1986
Recording No.: 8602100015

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: December 5, 1989
Recording No.: 8912050007

Liens and charges as set forth in the above mentioned declarations,

Payable to: Cape Horn Development Co.

Relinquishment of Certificate of Water Right and the terms and conditions thereof:

Recording Date: September 8, 1992

Recording No.: 9209080065

Mitigation Plan - Public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: July 17, 1998

Recording No.: 9807170085

Skagit County Planning and Development Services "Findings of Fact" and the terms and conditions thereof:

Recording Date: April 4, 2007

Recording No.: 200704040097

Recording Date: November 26, 2007

Recording No.: 200711260120

Recording Date: July 29, 2008

Recording No.: 200807290149

Any question that may arise due to shifting or change in the course, boundaries or high water line of Skagit river or due to prior shifting or changing of the course, boundaries or high water line; and rights of the State of Washington in and to that portion of said Land, if any, lying in the bed or former bed of Skagit river.

Any prohibition or limitation of use, occupancy or improvement of the Land resulting from the rights of the public or riparian owners to use any portion which is now or was formerly covered by water.

Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

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."

City, county or local improvement district assessments, if any.

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

Assessments, if any, levied by Cape Horn Development Co..