

When recorded return to:

Elizabeth Rose Crapson-Bumgarner  
P. O. Box 102  
Concrete, Wa. 98237



**201910220053**

10/22/2019 10:49 AM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**STATUTORY WARRANTY DEED 19-3415**  
**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTOR(S) Clarence M. Vander Griend and Lona C. Vander Griend, husband and wife

for and in consideration of ten dollars and other valuable consideration  
Dennis James Bumgarner and  
in hand paid, conveys, and warrants to Elizabeth Rose Crapson-Bumgarner, husband and wife  
property

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Lots 38-39, Block I, Cape Horn On The Skagit Division No. 2

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may  
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"  
attached hereto

Tax Parcel Number(s): P63318 & 3869-009-039-0000 & P63317 & 3869-009-038-0001

Dated: October 21, 2019

Clarence M. Vander Griend

Clarence M. Vander Griend

Lona C. Vander Griend

Clarence M. Vander Griend

Lona C. Vander Griend, by Atty in Fact Clarence M. Vander Griend

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20194597

OCT 22 2019

Amount Paid \$ 450.00

Skagit Co. Treasurer

By BT Deputy

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STATE OF WASHINGTON  
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Clarence M. Vander Griend Individually and as Attorney in Fact for Lona C. Vander Griend is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 21<sup>st</sup> day of October, 2019

*David G. Johnson*  
Signature

*Notary*  
Title

My appointment expires: 6-8-23



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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 41838 Mountain View Lane, Concrete, WA 98237

Tax Parcel Number(s): P63318 & 3869-009-039-0000 & P63317 & 3869-009-038-0001

**Property Description:**

Lots 38 & 39, Block I, "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.

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**EXHIBIT B**

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1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

3. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

4. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

5. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

6. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Emmitt B. Randles and Leora R. Randles, husband and wife and Cape Horn Development Company, a partnership,, recorded July 13, 1965 as Auditor's File No. 668869.

Above covenants, conditions and restrictions were amended and recorded January 16, 2003 as Auditor's File No. 200301160063.

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cape Horn On The Skagit recorded July 13, 1965 as Auditor's File No. 668870.

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The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cape Horn On The Skagit Division No. 2 recorded May 10, 1966 as Auditor's File No. 682588.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

12. Easement, affecting a portion of subject property for the purpose of installing, maintaining, replacing, removing and using an electric line including terms and provisions thereof granted to Puget Sound Power & Light Company recorded August 17, 1965 as Auditor's File No. 670429

13. Restrictions, provisions and/or exceptions affecting other lots in said Plat imposed by various instruments of record which may be notice of a general plan.

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in and for the purposes set forth in the Articles of Incorporation and the By-Laws of the Cape Horn Maintenance Co., a nonprofit, non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said Articles of Incorporation and By-Laws, that if said charges and assessments levied by said corporation shall not be paid within four (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorneys fees in such action. The grantee hereby acknowledges receipt of copies of said Articles of Incorporation and By-Laws of the Cape Horn Maintenance Co. This provision is a covenant running with the land and is binding on the grantees, their heirs, successors and assigns."

(a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.

(b) Use of said property for residential purposes only.

(c) Questions that may arise due to shifting of Skagit River."

14. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Co., recorded December 15, 1976 as Auditor's File No. 847451.

15. Any question that may arise due to shifting or changing in course of the Skagit River.

(Affects those lots abutting the River)

16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Wallace E. Shaver and Wilson Gulley, recorded June 21, 1993 as Auditor's File No. 9306210022.

17. Terms and conditions of Articles of Incorporation and Bylaws of Cape Horn Maintenance Co. , including restrictions, regulations, and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No.200611200088.

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