

**When recorded return to:**  
Elaina Johnel VanSant  
42032 North Shore Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-5269  
Dec 05 2019  
Amount Paid \$3048.80  
Skagit County Treasurer  
By Marilyn Martich Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620040615

**CHICAGO TITLE**  
620040615

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Alexander Cardenas and Teresa Cardenas, 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 Elaina J Van Sant, an unmarried woman

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

LOT 23, BLOCK H, 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.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

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

Tax Parcel Number(s): P63259 / 3869-008-023-0000

Subject to:

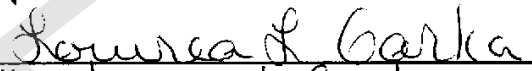
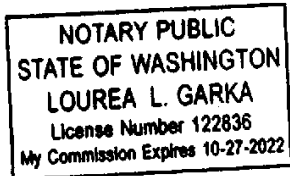
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: November 14, 2019

  
\_\_\_\_\_  
Alexander Cardenas  
\_\_\_\_\_  
Teresa CardenasState of wa  
County of Snohomish

I certify that I know or have satisfactory evidence that Alexander Cardenas Teresa Cardenas  
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.

Dated: November 22, 2019  
Name: Lourea L. Garka  
Notary Public in and for the State of wa  
Residing at: Arlington  
My appointment expires: 10/27/2022

**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
  
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.: 668869, records of Skagit County, Washington  
  
AMENDED by instrument(s):  
Recorded: June 21, 1993  
Auditor's No.: 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;

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

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

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: April 1, 1977  
 Auditor's No.: 853708, 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: April 1, 1977  
 Auditor's No.: 853708, 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. 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.

## EXHIBIT "A"

### Exceptions (continued)

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."

10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. Assessments, if any, levied by Cape Horn Maintenance Company.
12. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2019  
Tax Account Number: P63259 / 3869-008-023-0000  
Levy Code: 3405  
Assessed Value-Land: \$35,300.00  
Assessed Value-Improvements: \$63,100.00

General and Special Taxes: Billed: \$996.45  
Paid: \$996.45  
Unpaid: \$0.00