

When recorded return to:

James
Billie J. Buttram, Jr. and *James* W. Buttram
9417 Almae Place *5956 Buttram Ln*
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1033

Mar 20 2020

Amount Paid \$1765.00

Skagit County Treasurer

By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-4489

THE GRANTOR(S) John Bumgarner and Cindy Bumgarner, a married couple, 41887 Cape Horn Drive, Concrete, WA 98237,

for and in consideration of *James* *JWB* ten dollars and other valuable considerationin hand paid, conveys, and warrants to Billie J. Buttram, Jr., an unmarried man and *James* *JWB* Jamie W. Buttram, an unmarried man, as joint tenants with right of survivorship, and not as tenants in common,

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: Portion of Lots 1 and 2 of Block I of Cape Horn #1

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): P63156 & 3868-009-002-0004

The grantees, by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

Accepted and Approved:

Billie J. Buttram, Jr.
Billie J. Buttram, Jr.*James W. Buttram*
Jamie W. Buttram
*James*Dated: 3-17-2020*John Bumgarner*
John Bumgarner*Cindy Bumgarner*
Cindy BumgarnerStatutory Warranty Deed
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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that John Bumgarner and Cindy Bumgarner are the persons who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17th day of March, 2020

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022

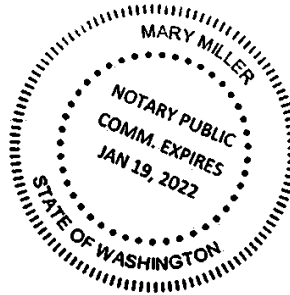


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 41922 Cape Horn Drive, Concrete, WA 98237
Tax Parcel Number(s): P63156 & 3868-009-002-0004

Property Description:

The Northeasterly 100 feet of Lot 1 and 2, Block "I" of "CAPE HORN ON THE SKAGIT" as per plat recorded in Volume 8 of Plats, Pages 92 through 97, inclusive, records of Skagit County; the Southwesterly line of said Northeasterly 100 feet being measured parallel with and 100 feet Southwesterly of the Northeasterly line of said Lots 1 and 2; EXCEPT THE FOLLOWING DESCRIBED PARCELS "A" and "B":

PARCEL "A":

The Southwesterly twelve (12) feet of the Northwesterly 120 feet of the following described property:

The Northeasterly 100 feet of Lots 1 and 2, Block "I" of "CAPE HORN ON THE SKAGIT" as per plat recorded in Volume 8 of Plats, Pages 92, through 97, inclusive, records of Skagit County, the Southwesterly line of said Northeasterly 100 feet being measured parallel with and 100 feet Southwesterly of the Northeasterly line of said Lots 1 and 2.

PARCEL "B":

A parcel of land described as follows:

Begin at the Northeasterly corner of Parcel "A" described above; thence 120 feet Southeasterly along the Northeasterly boundary of Parcel "A" to the Southeasterly boundary of Parcel "A"; thence 1 foot Northeasterly and parallel with the Southeasterly boundary of Parcel "A"; thence Northwesterly to a point 5 feet Northeasterly of the Point of Beginning on the Southeasterly boundary of Mountain View Lane; thence 5 feet Southwesterly to the Point of Beginning.

EXHIBIT B
20-4489-MM

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

An amendment to Bylaws was recorded as Auditor's File No. 200301160063.

2. 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 07/13/1965 as Auditor's File No. 668870.

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".

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Development Company, recorded 07/13/1965 as Auditor's File No. 668869.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 07/07/1965, as Auditor's File No. 670429.

5. Declarations of Covenant recorded 12/15/1976 and 06/21/1993 as Auditor's File Nos. 847451 and 9306210022 regarding Well and Waterworks.

6. Restrictions on lots in this plat imposed by various instruments of record which reads as follows:

"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 (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 attorney 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.

Subject To:

(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."

7. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

Statutory Warranty Deed
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8. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

9. 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 Survey recorded 07/11/2019 as Auditor's File No. 201907110057.

Said Survey is Post-Quiet Title Action.

10. Reservations, provisions and/or exceptions contained in instrument executed by Dennis Bumgarner, et ux., recorded 10/10/2011 as Auditor's File No. 201110100083.

11. Regulatory notice/agreement regarding Special Flood Hazard Area that may include covenants, conditions and restrictions affecting the subject property, recorded 11/29/2016 as Auditor's File No. 201611290028.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

12. Terms and provisions of that certain Stipulation and Judgment entered in Skagit County Cause No. 10-2-01214-4 on 04/15/2011 and recorded 04/20/2011 and 04/23/2013 Auditor's File No. 201104200021 and 201304230087.

Said Judgment was corrected by instrument filed in the court file on 07/13/2013 and recorded 09/20/2013 as Auditor's File No. 201309200067.

13. 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 Survey recorded 08/11/2008 as Auditor's File No. 200808110107.

Said Survey was Pre-Quiet Title Action.