

When recorded return to:
Aaron and Nicole Hilliker
854 Center St W
Eatonville, WA 98328

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1184

Mar 31 2020

Amount Paid \$165.00

Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620041831

CHICAGO TITLE
620041831

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cape Horn Maintenance Company, a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Aaron Hilliker and Nicole Hilliker, a married couple

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

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

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

Lt 13, Block E, Cape Horn on the Skagit

Tax Parcel Number(s): P63042

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: March 30, 2020

Cape Horn Maintenance Company

BY: Ralph ShaverRalph Shaver
President

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Ralph Shaver, President of Cape Horn Maintenance Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 3-31-2020

Andrea J. Martin
Name: ANDREA J. MARTIN
Notary Public in and for the State of Washington
Residing at: Burlington
My appointment expires: 10-10-2023

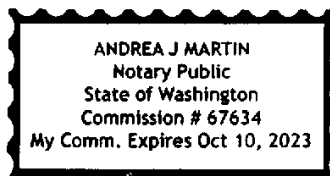


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63042

LOT 13, BLOCK E, CAPE HORN ON THE SKAGIT, AS PER THE PLAT RECORDED IN VOLUME 8
OF PLATS, PAGES 92-97 INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Plat of Cape Horn on the Skagit:

Recording No: 668870

2. Covenants, conditions and restrictions 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

3. 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: exact location is undisclosed of record as to said premises

4. Covenants, conditions and restrictions 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