

When recorded return to:

Gregory N. Latshaw and Melody A. Latshaw
2121 162nd PL SW
Lynnwood, WA 98087

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2159

Jun 17 2020

Amount Paid \$117.00
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.: 620042729

CHICAGO TITLE
620042729

STATUTORY WARRANTY DEED

THE GRANTOR(S) Cape Horn Maintenance Co, 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 Gregory N. Latshaw and Melody A. Latshaw, 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.)

Lot(s): 14 Block: E Cape Horn on the Skagit

Tax Parcel Number(s): P63043/3868-005-014-0008

Subject to:

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

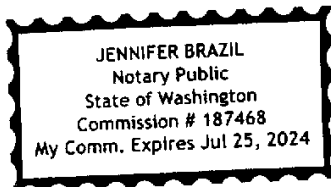
STATUTORY WARRANTY DEED
(continued)

Dated: June 12, 2020

Cape Horn Maintenance Co

BY: Ralph ShaverRalph Shaver
PresidentState of WACounty of SkagitI certify that I know or have satisfactory evidence that Ralph Shaver

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the President of Cape Horn Maintenance Co. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 6-16-2020

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P63043/3866-005-014-0008

LOT 14, 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 12, 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 & Light Company
Purpose: electric line
Recording Date: July 7, 1965
Recording No.: 670429
Affects: as described in said instrument

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: September 20, 1976
Recording No.: 847451

5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by Cape Horn Maintenance Co.