

When recorded return to:  
Michael King and Astrid King  
41404 North Shore Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2343

Jun 29 2020

Amount Paid \$1749.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

3002 Colby Ave., Suite 200  
Everett, WA 98201

Escrow No.: 500102837

CHICAGO TITLE  
500102837

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Wanda L. Gordon, an unmarried person and Lori L. Schmidt, as her separate estate

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

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

LOTS 18, 19 AND 20, BLOCK C, CAPE HORN ON THE SKAGIT, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGE 92, 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): P62942 / 3868-003-018-0009, P62943 / 3868-003-019-0008, P62944 / 3868-003-020-0005

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

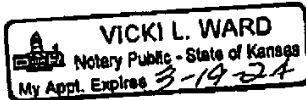
Dated: June 8, 2020


  
\_\_\_\_\_  
Wanda L. Gordon  
  
\_\_\_\_\_  
Lori L. Schmidt

State of Ks  
County of Sumner

I certify that I know or have satisfactory evidence that Wanda L. Gordon is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-25-2020

  
VICKI L. WARD  
Notary Public - State of Kansas  
My Appt. Expires 3-19-24


  
\_\_\_\_\_  
Name: Vicki L. Ward  
Notary Public in and for the State of Ks  
Residing at: Sedgwick Co  
My appointment expires: 3-19-24

State of Ks  
County of Sumner

I certify that I know or have satisfactory evidence that Lori L. Schmidt is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-25-2020

  
VICKI L. WARD  
Notary Public - State of Kansas  
My Appt. Expires 3-19-24

  
\_\_\_\_\_  
Name: Vicki L. Ward  
Notary Public in and for the State of Ks  
Residing at: Sedgwick Co  
My appointment expires: 3-19-24

**EXHIBIT "A"**  
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 Cape Horn on the Skagit.  
  
Recording No: 668870
2. Covenants, conditions, restrictions, and easements contained in declaration of restrictions, 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: July 13, 1965  
Auditor's No.: 668869, records of Skagit County, Washington  
Executed By: Emmitt B. Randles and Leora R. Randles, husband and wife; and Cape Horn Development Company, a partnership
3. Easement, including the terms and conditions thereof, granted by instrument;  
Recorded: August 17, 1965  
Auditor's No.: 670429, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Exact location is undisclosed of record as to said premises
4. Covenants, conditions, restrictions and easements 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: May 5, 1969, November 14, 1969 and April 7, 1972  
Recording No.: 726087, 732956 and 766656
5. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), all as provided for in instrument set forth below.  
  
Imposed by: Cape Horn Maintenance Co.  
Recording No.: 726087, 732956 and 766656
6. Covenants, conditions, easements and restrictions, contained in the following instrument;

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

Recording Date: December 15, 1976  
Recording No.: 847451

7. Title Notification - Special Flood Hazard Area, including the terms, covenants and provisions thereof;

Recording Date: July 27, 2001  
Recording No.: 200107270134

8. Skagit County Planning and Development Services Findings of Fact, including the terms, covenants and provisions thereof;

Regarding: Replacement of water lines  
Recording Date: April 4, 2007  
Recording No.: 200704040097

9. 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.

10. 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.

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."

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance

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

thereof; Indian treaty or aboriginal rights.

12. City, county or local improvement district assessments, if any.