

When recorded return to:

Jerry D. Smith and Paula Smith
3833 Hatley Road
Everson, WA 98247SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2411

Jul 01 2020

Amount Paid \$1845.00
Skagit County Treasurer
By Marissa Guerrero Deputy

GNW 20-6180

STATUTORY WARRANTY DEED

THE GRANTOR(S) Visakan Ganeson, as his separate estate, 7223 39th Pl NE, Marysville, WA 98270,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Jerry D. Smith and Paula Smith, a married couple

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: Property 1:

Lot 28, Block B, Cape Horn on the Skagit Div. No. 2

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): P63167

Dated: 6-30-2020

Visakan Ganeson

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 30 day of June, 2020


Signature

Notary
Title

My appointment expires: 1-7-23

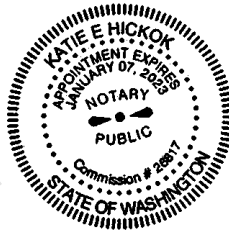


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 41678 South Shore Drive, Concrete, WA 98237

Tax Parcel Number(s): P63167

Property Description:

Lot 28, Block B, "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.

EXHIBIT B

20-6180-KH

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water, whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded July 13, 1965, as Auditor's File No. 668869.

11. An Amendment to By-Laws was recorded January 16, 2003 under Auditor's File No. 200301160063.

12. The Articles of Incorporation were recorded as Auditor's File No. 200611200088.

13. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and

Statutory Warranty Deed
LPB 10-05

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 Division No. 2 recorded May 10, 1966 as Auditor's File No. 682588.

14. 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 on July 7, 1965 and recorded August 17, 1965, as Auditor's File No. 670429.

15. Restrictions, provisions and/or exceptions affecting other lots in said Plat imposed by various instruments of record which may be notice of a general plan. Including: "Use of said property for Residential Purposes Only."

16. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Company, dated September 20, 1976, recorded December 14, 1976 as Auditor's File No. 847451.

Terms and Provisions of document recorded as Auditor's File No. 200611200088 which may pertain thereto.

17. Any question that may arise due to shifting or changing in course of the Skagit River.

(Affects those lots abutting the River)

18. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022, regarding well and waterworks located on the "Community Park" area.

19. Mitigation Plan, including the terms, covenants and provisions thereof

Recording Date: January 22, 2001

Recording No.: 200101220119