

**When recorded return to:**

Cynthia Howard  
41435 North Shore Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2691

Jul 17 2020

Amount Paid \$1205.00

Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for Record at Request of  
Northwest Escrow, LLC  
Escrow Number: MV20-2018

CHICAGO TITLE  
620042993  
Statutory Warranty Deed

**THE GRANTORS** Vickie Skaug, Personal Representative for The Estate of Rigmor Asheim, Deceased and Vickie Skaug, a single woman for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Cynthia Howard, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

L 33, BLK A, CAPE HORN ON THE SKAGIT

Tax Parcel Number(s): P62887/3868-001-033-0004

LOT 33, BLOCK A, CAPE HORN ON THE SKAGIT, RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Subject to: Attached hereto as Exhibit "A" and by this reference incorporated herein.

Dated July 14, 2020

Vickie Skaug  
Vickie Skaug

The Estate of Rigmor Asheim, Deceased

Vickie Skaug Personal Representative  
By: Vickie Skaug, Personal Representative

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Vickie Skaug  
Vickie Skaug is/are the person(s) who appeared before  
me, and said person(s) acknowledge that She signed this instrument, on oath stated She  
is/are authorized to execute the instrument and acknowledge that as the  
Personal Representative of The Estate of Rigmor Asheim, Deceased  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/16/2020

Barbara Volkov

Notary Public in and for the State of Washington  
Residing at Bellingham WA  
My appointment expires: 12/20/2020

bu

BARBARA VOLKOV  
Notary Public  
State of Washington  
License Number 163262  
My Commission Expires  
December 20, 2020

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Notary Public  
State of Washington  
License Number 163262  
My Commission Expires  
December 20, 2020

**WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT**  
**RCW 42.45.140**

State of Washington

County of Skagit

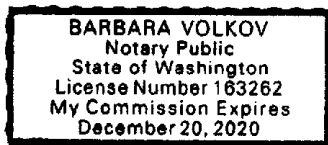
} ss.

This record was acknowledged before me on July 16, 2020

Date

by Vickie Skaug

Name(s) of Individual(s)



Barbara Volkov  
 Signature of Notarizing Officer

Notary Public  
 Title (Such as "Notary Public")

Place Notary Seal and/or Stamp Above

My commission expires: 12/20/2020

**OPTIONAL**

Completing this information can deter alteration of the document or  
 fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

Escrow No.: MV20-2018

## Exhibit "A"

### Subject to:

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, recorded in Volume 8 of Plats, Pages 92 through 97:

Recording No: 668870

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 transmission and distribution line  
Recording Date: August 17, 1965  
Recording No.: 670429  
Affects: exact location is undisclosed of record

Terms and Conditions as contained in instrument:

Recording Date: December 15, 1976  
Recording No.: 847451  
Purpose: preventing contamination of water supply

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

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: June 30, 1967  
Recording No.: 701501  
Executed by: Cape Horn Maintenance Company

Assessments or charges and liability to further assessments or charges, including the terms, covenants and provisions thereof:

Recording Date: June 30, 1967  
Recording No.: 701501  
Executed by: Cape Horn Maintenance Company

Terms conditions restrictions of that instrument entitled Skagit County Planning and Development Services Findings of Fact:

Recorded: April 4, 2007  
Recording No.: 200704040097

## **Exhibit "A"**

### **Continued**

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."

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.

Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Assessments, if any, levied by Cape Horn Maintenance Company.

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