

When recorded return to:
Richard W Dimmick
42056 North Shore Lane
Concrete, WA 98237

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245427906

CHICAGO TITLE
620043623
STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3120

Aug 14 2020

Amount Paid \$1365.00

Skagit County Treasurer

By Marissa Guerrero Deputy

THE GRANTOR(S) Brian Lydiard and Jean Lydiard, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Richard W Dimmick, an unmarried person

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

Lot 21, Block H, Cape Horn on the Skagit Division No. 2, according to the plat thereof, recorded in Volume 9, of Plats, pages 14 through 19, inclusive, 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): 63257-3869-008-021-0002

Subject to: Exhibit "A" attached hereto by reference and made a part hereof.

STATUTORY WARRANTY DEED
(continued)

Dated: August 10, 2020

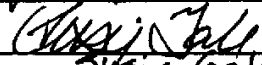


Brian Lydiard


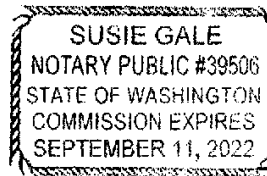
Jean Lydiard

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brian Lydiard and Jean Lydiard are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Aug. 14, 2020


Name: Susie Gale
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 9/11/22



**Statutory Warranty Deed
(continued)
EXHIBIT "A"**

Escrow No.: 245427906

7SPECIAL 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, Division 2:

Recording No: 682588

2. 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/or distribution line
Recording Date: August 17, 1965

Recording No.: 670429

3. 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: July 13, 1965

Recording No.: 668869

4. Liens and charges as set forth in the above mentioned declaration,
Payable to: Cape Horn Development Company

5. 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,

**Statutory Warranty Deed
(continued)
EXHIBIT "A"**

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 14, 1976

Recording No.: 847451

6. Skagit Co. Planning and Development Services Findings of Fact regarding Special Use Permit, and the terms and conditions thereof:

Recording Date: April 4, 2007

Recording No.: 200704040097

7. Title Notification and the terms and conditions thereof:

Recording Date: November 18, 2013

Recording No.: 201311180036

8. 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."

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