

When recorded return to:
Gary W Kangas and Tome L Kangas
4066 Eagle Ridge Dr
Camano Island, WA 98282

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4064

Oct 06 2020

Amount Paid \$629.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE COMPANY
620044738

Escrow No.: 245431689

STATUTORY WARRANTY DEED

THE GRANTOR(S) Raymond Borge, unmarried, as his separate estate
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 Gary W Kangas and Tome L Kangas, a married couple

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

Lot 9, Block D, Cape Horn on the Skagit, According to the plat thereof, Recorded in Volume 8 of
Plats, pages 92 through 97, 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): P62973, 3868-004-009-0008

Subject to:

EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART THEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: October 2, 2020



Raymond BorgeState of WASHINGTON
County of WHATCOM

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


Dated: 10-2-2020
Name: Keith G. Steinhilber
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 3-20-23

EXHIBIT "A" EXCEPTIONS

Order No.: 245431689/620044738

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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, recorded in Volume 8 of Plats, Pages 92 through 97

Recording No: 668870

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

Terms and conditions contained in instrument;

Recorded: December 15, 1976

Auditor's No.: 847451, records of Skagit County, Washington

For: Preventing contamination of water supply

Affects: Any portion of said premises lying within 100 feet of well

Located: Location of well not described in said instrument

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

Covenants, conditions, and restrictions contained in instrument(s), 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: April 14, 1975

Auditor's No(s): 815987, records of Skagit County, Washington

Executed By: Cape Horn Development Company

As Follows: Use of said property for residential purposes only

Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);

Recorded: April 14, 1975

Auditor's No(s): 815987, records of Skagit County, Washington

Imposed By: Cape Horn Development Company

EXHIBIT "A"
EXCEPTIONS**Order No.:** 245431689/620044738**Plat Lot Of Record Certification****Recording Date:** July 6, 2018**Recording No.:** 201807060043**Title Notification - Special Flood Hazard Area****Recording Date:** July 23, 2018**Recording No.:** 201807230186

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.

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."

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

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