

AFTER RECORDING MAIL TO:

Kim Parong Bernaldez
1121 North 200th Street #S
Shoreline, WA 98133

CHICAGO TITLE

020044896

Statutory Warranty Deed

THE GRANTOR Ervin Nell, an unmarried person for adequate consideration in hand paid, conveys and warrants to Kim Parong Bernaldez, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Lot 24, Block C, 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.
Situated in Skagit County, Washington.

SUBJECT TO Easements, Restrictions and Reservations of Record as shown on Attachment A, which is incorporated by reference, without waiving, extending, tolling or renewing any applicable limitation or expiration period appearing in said Attachment.

Assessor's Tax Parcel Number(s): P62948 / 3868-003-024-0001

Dated: October 6, 2020

Ervin L. Nell
Ervin L. Nell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 4194
OCT 13 2020

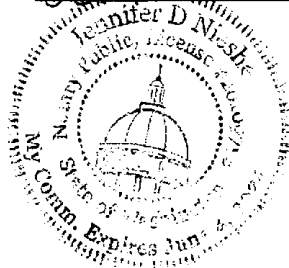
Amount Paid \$ 777.00
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Ervin L. Nell

is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 16th 2020



(notary signature)
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: 6/4/21

Escrow No.: 20-423-RDW

ATTACHMENT "A"

1. 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
2. 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:

Recording No.: 668870
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, 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: August 14, 1967
 Auditor's No(s): 783688, records of Skagit County, Washington
 Executed By: Cape Horn Development Company
 As Follows: Use of said property for residential purposes only
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument(s);
 Recorded: August 14, 1967
 Auditor's No(s): 783688, records of Skagit County, Washington
 Imposed By: Cape Horn Development Company
6. 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
7. 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.

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