

**When recorded return to:**  
Arlene Rohweder and Kenneth Rohweder  
915 S 21st St  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044718

**CHICAGO TITLE**  
**620044718**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Duarte N. Abel and Linda A. Abel, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Arlene Rohweder and Kenneth Rohweder, wife and husband

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

Lot 8, Block O, 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 Skagit County, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63449 / 3869-015-008-0004

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4414  
Oct 23 2020  
Amount Paid \$3421.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 10, 2020

Duarte Abel  
Duarte N. Abel  
Linda A. Abel  
Linda A. Abel

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Duarte Abel and Linda Abel  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 10/13/2020

M. Skaar  
Name: Mariissa Skaar  
Notary Public in and for the State of WA  
Residing at: Stanwood  
My appointment expires: 3/2/2021



**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
  - Granted to: Puget Sound Power and Light Company
  - Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
  - Recording Date: August 17, 1965
  - Recording No.: 670429
  - Affects: As constructed and extended in the future at the consent of Grantee and Grantor
  
2. 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 No. 2:
  - Recording No: 682588
  
3. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
  - Recorded: July 13, 1965
  - Auditor's No(s): 668869, records of Skagit County, Washington

AMENDED by instrument(s):

  - Recorded: June 21, 1993
  - Auditor's No(s): 9306210022, records of Skagit County, Washington
  
4. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;
  - Recorded: June 29, 1981
  - Auditor's No(s): 8106290037, records of Skagit County, Washington
  
5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;
  - Recorded: June 29, 1981
  - Auditor's No.: 8106290037, records of Skagit County, Washington

**EXHIBIT "A"****Exceptions  
(continued)**

Imposed By: Cape Horn Maintenance Company

6. 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: December 15, 1976  
Recording No.: 847451

7. 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."

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.