

**When recorded return to:**  
Kum Kang Lee  
P.O Box 99  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4559  
Oct 30 2020  
Amount Paid \$277.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMMERCIAL REAL ESTATE

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620044544

**CHICAGO TITLE**  
620044544

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel J. Morningred and Wendy Morningred, 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 Kum Kang Lee, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:  
Lot 34, Block E, 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, State of Washington.  
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63064 / 3868-005-034-0004

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 28, 2020

[Signature]  
Daniel J. Morningred

[Signature]  
Wendy Morningred

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Daniel J. Morningred and Wendy Morningred 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 10/28/2020

[Signature]  
Name: Rhonda Kay Skansi  
Notary Public in and for the State of WA  
Residing at 619 Harbor  
My appointment expires: 5-9-22

Notary Public  
State of Washington  
**RHONDA KAY SKANSI**  
My Commission Expires  
May 9, 2022

**EXHIBIT "A"**  
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:

Recording No: 668870

2. 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

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: August 7, 1965  
Recording No.: 670429

4. 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: September 21, 1967  
Recording No.: 704675

5. 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

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

Recording Date: December 14, 1976  
Recording No.: 847451

6. Lien of assessments levied pursuant to the Declaration for Cape Horn Development Company to the extent provided for by Washington law.
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. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Cape Horn Maintenance Company.
10. Assessments, if any, levied by Cape Horn Development Company.