

When recorded return to:

Doug Halverson
10722 3rd Ave NW
Seattle, WA 98177

GNW 21-11420

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rebecca Claus, as her separate estate, 3284 Biz Point Road, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Doug Halverson, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Lots 6 & 7, Block F, Cape Horn on the Skagit River, Div. 1

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P63088 and P63089

Dated: 6/3/21

Rebecca K. Claus

Rebecca K. Claus

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2595

Jun 09 2021

Amount Paid \$853.00
Skagit County Treasurer
By Josie L. Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-11420-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

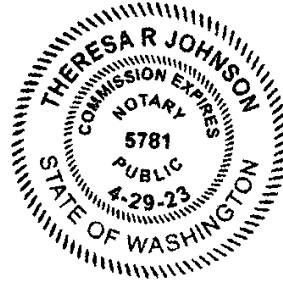
I certify that I know or have satisfactory evidence that Rebecca K. Claus is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3rd day of June, 2021

Theresa R. Johnson
Signature

Notary Public
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7478 Spruce Court, Concrete, WA 98237

Tax Parcel Number(s): P63088 and P63089

Property Description:

Lots 6 and 7, Block F, "CAPE HORN ON THE SKAGIT SKAGIT COUNTY, WASHINGTON," as per plat recorded in Vol. 8 of Plats, pages 92-97 inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

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1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Cape Horn on the Skagit recorded July 13, 1965 as Auditor's File No. 668870.

2. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Co., recorded November 20, 2006 as Auditor's File No. 200611200088.

The above stated covenants have been amended and/or modified of record by instrument recorded January 16, 2003 as Auditor's File No. 200301160063.

3. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Emmitt B. Randles, Leora R. Randles, & Cape Horn Development Company,, recorded July 13, 1965 as Auditor's File No. 668869.

4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded August 17, 1965, as Auditor's File No. 670429.

5. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Co., recorded December 15, 1976 as Auditor's File No. 847451.

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Wallace E. Shaver, and Wilson Gulley, each as their respective interest may appear, recorded June 21, 1993 as Auditor's File No. 199306210022.

7. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

8. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.

9. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)