

When recorded return to:
Kahlil Mathews
202 W Olympic Place #204
Bellevue, WA 98009

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-757

Feb 28 2022

Amount Paid \$11079.95
Skagit County Treasurer
By Lena Thompson Deputy

Escrow No.: 500130592

CHICAGO TITLE
500130592

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald Hunt and Shirley Hunt, trustees, under the Gerald and Shirley Hunt
Revocable Living Trust dated December 18, 2001

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Kahlil Mathews, a single man and Augustine Nguyen, a single
woman

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

LOT 17, BLOCK "L", "CAPE HORN ON THE SKAGIT DIVISION NO. 2", ACCORDING TO THE
PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 TO 19, INCLUSIVE, 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): P63390 / 3869-012-017-0000

Subject to:

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

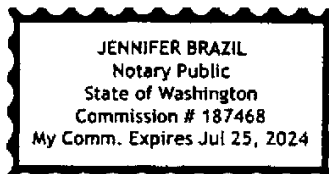
STATUTORY WARRANTY DEED
(continued)

Dated: February 23, 2022

The Gerald and Shirley Hunt Revocable Living Trust dated December 18, 2001

BY: Gerald Hunt
Gerald Hunt
TrusteeBY: Shirley Hunt
Shirley Hunt
TrusteeState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that Gerald Hunt and Shirley Hunt is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Trustee of The Gerald and Shirley Hunt Revocable Living Trust dated December 18, 2001 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: February 25, 2022

Jennifer Brazil
Name: Jennifer Brazil
Notary Public in and for the State of Washington
Residing at: Skagit County
My appointment expires: 7-25-2024

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 the Plat of Cape Horn on the Skagit Division No. 2:

Recording No: 682588

2. 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: July 13, 1965

Recording No.: 668869

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

Granted to: Puget Sound Power & Light Company

Purpose: Electric transmission and/or distribution line

Recording Date: August 17, 1965

Recording No.: 670429

4. Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: July 12, 2002

Recording No.: 200207120116

5. Mitigation Plan Public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: July 29, 2002

Recording No.: 200207290015

6. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof:

Recording Date: April 4, 2007

Recording No.: 200704040097

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

7. 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 Survey:
- Recording No: 201908070067
8. 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.
9. 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."
10. City, county or local improvement district assessments, if any.
11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.