

**When recorded return to:**

Michael George Miller, Jr. and Amanda Jane Miller  
525 11th St  
Blaine, WA 98230

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620051663

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222461

Jun 14 2022

Amount Paid \$2325.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**CHICAGO TITLE**  
**620051663**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marty Roos, an unmarried person and Andy Roos, also appearing of record as Andrew N Roos, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Michael George Miller, Jr. and Amanda Jane Miller, a married couple

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

LOTS 10 AND 11, BLOCK K, "CAPE HORN ON THE SKAGIT DIVISION NO. 2," AS PER PLAT RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 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.)


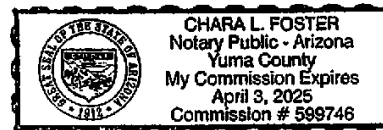
Tax Parcel Number(s): P63335 / 3869-011-010-0009, P63336 / 3869-011-011-0008

Subject to:

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

**STATUTORY WARRANTY DEED**  
(continued)

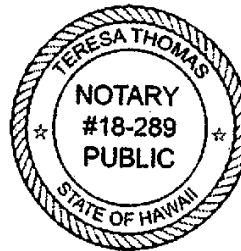
Dated: June 7, 2022

  
Marty Roos\_\_\_\_\_  
Andy RoosState of Arizona  
County of YumaThis record was acknowledged before me on 06/10/22 by  
Marty Roos.  
(Signature of notary public)  
Notary Public in and for the State of Arizona  
My commission expires: 04/03/25

**STATUTORY WARRANTY DEED**

(continued)

Dated: June 7, 2022

Marty RoosAndy RoosState of HAWAII  
County of HAWAIIThis record was acknowledged before me on 6-10-2022 byAndy Roos  
(Signature of notary public)Notary Public in and for the State of HAWAIIMy commission expires: 6-24-2022

## EXHIBIT "A"

### Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, 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, 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:  
  
Recorded: July 13, 1965  
Auditor's No(s): 668869, records of Skagit County, Washington  
  
Modification(s) of said covenants, conditions and restrictions  
  
Recording Date: January 16, 2003  
Recording No.: 200301160063
  
3. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:  
  
Imposed by: Cape Horn Maintenance Co.  
Recording Date: July 13, 1965  
Recording No.: 668869
  
4. 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

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

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

Recording Date: August 8, 1975  
Recording No.: 821707

6. 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

Recorded: December 15, 1976  
Auditor's No(s): 847451, records of Skagit County, Washington

7. Declaration of covenant and the terms and conditions thereof:

Recording Date: June 21, 1993  
Recording No.: 9306210022

8. Skagit County Planning and Development Services Finding of Fact and the terms and conditions thereof:

Recording Date: April 4, 2007  
Recording No.: 200704040097

9. 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.

10. 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

**EXHIBIT "A"**

**Exceptions  
(continued)**

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."

11. City, county or local improvement district assessments, if any.
12. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.