

When recorded return to:

David Hartmann
624 West Ewing Street #1
Seattle, WA 98119

GNW 22-15964

STATUTORY WARRANTY DEED

THE GRANTOR(S) Colleen T. Kelly, as her separate estate, ,

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

in hand paid, conveys, and warrants to David Hartmann, an unmarried man

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:
Lot 55, Block B, Cape Horn on the Skagit Div. 2

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): P63202

Dated: 6/30/22

Colleen T. Kelly
Colleen T. Kelly

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222734
Jul 01 2022
Amount Paid \$2405.00
Skagit County Treasurer
By Lena Thompson Deputy

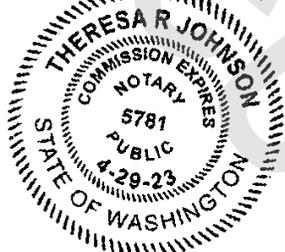
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 30th day of June, 2022 by Colleen T. Kelly.

Theresa R. Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7994 Fir Street, Concrete, WA 98237
Tax Parcel Number(s): P63202

Property Description:

Lot 55, Block B, "Cape Horn on the Skagit Division No. 2", as per the 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.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15964-TJ

Page 2 of 3

EXHIBIT B

22-15964-TJ

1. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Emmitt B. Randles and Leora R. Randles, husband and wife, owners in fee simple and Cape Horn Development Company, a partnership, recorded July 13, 1965 as Auditor's File No. 668869.

An Amendment to the By-Laws was recorded January 16, 2003 under Auditor's File No. 200301160063.

2. 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.

3. 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 Division No. 2 recorded May 10, 1966 as Auditor's File No. 682588.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

4. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Company, recorded December 14, 1976 as Auditor's File No. 847451.

Terms and Provisions of document recorded as Auditor's File No. 200611200088 which may pertain thereto.

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 November 20, 2006 as Auditor's File No. 20061120088.

6. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Company, recorded June 21, 1993 as Auditor's File No. 9306210022.

7. 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.

8. Terms and conditions of Skagit County Planning & Permit Center Findings of Fact, recorded March 3, 2003 as Auditor's File No. 200303030196.

9. Any question that may arise due to shifting or changing in course of the Skagit River.
(Affects those lots abutting the River.)

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Order No.: 22-15964-TJ

Page 3 of 3