

When recorded return to:

William C. Deyarmond, III and Jennell A. Deyarmond  
41655 Mountain View Lane  
Concrete, WA 98237SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20237920

Sep 01 2023

Amount Paid \$4165.00  
Skagit County Treasurer  
By Shannon Burrow Deputy

GNW 23-18988

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Catherine S. Shira, an unmarried woman, 41657 Mountain View Lane, Concrete, WA 98237,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to William C. Deyarmond, III and Jennell A. Deyarmond, a married couple

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

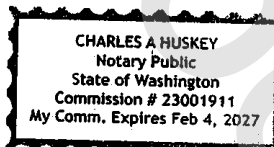
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF. pg. 2

Abbreviated legal description: Property 1:

Lots 44 &amp; 45, Block G, 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): P63253/3869-007-045-0014

Dated: 8/30/2023Catherine S. Shira  
Catherine S. ShiraSTATE OF WASHINGTON  
COUNTY OF SKAGITThis record was acknowledged before me on 30 day of August, 2023 by Catherine S. Shira.[Signature]  
SignatureNOTARY  
TitleMy commission expires: 2-4-27Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 41655 Mountain View Lane, Concrete, WA 98237  
Tax Parcel Number(s): P63253/3869-007-045-0014

**Property Description:**

Lots 44 and 45, Block "G", "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.

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**EXHIBIT B**

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10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. 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.

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

17. 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.

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

19. Regulatory notice/agreement regarding Notice of On-Site Sewage System Status that may include covenants, conditions and restrictions affecting the subject property, recorded on December 10, 1993 as Auditor's File No. 9312100122.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed  
LPB 10-05

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20. Any tax, fee, assessments or charges as may be levied by Cape Horn Maintenance Company.