

When recorded return to:

Terry Hobbs  
44032 Leonard Road  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20239028

Dec 14 2023

Amount Paid \$1525.00  
Skagit County Treasurer  
By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

Guardian NW Title 23-19566-TB

THE GRANTOR(S) **Larry Lucay, Surviving Heir of Estate of Patrick Lucay**, 190 Cherrywood Avenue, San Leandro, CA 94577,

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

in hand paid, conveys, and warrants to **Terry Hobbs, an unmarried person**

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

Lots 36 and 37, Block G, CAPE HORN ON THE SKAGIT DIVISION 2, according to the plat thereof, recorded in Volume 9 of Plats, page 14, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated legal description: Property 1:  
Lots 36 and 37, 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 "A" attached hereto

Tax Parcel Number(s): P63240/3869-007-037-0030

Statutory Warranty Deed  
LPB 10-05

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Dated: 12-18<sup>th</sup>-2023

Estate of Patrick Lucay

By: Larry Lucay  
Larry Lucay, Surviving Heir

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 12<sup>th</sup> day of December, 2023 by Larry Lucay, Surviving Heir of Estate of Patrick Lucay.

Scottia J. Bentley  
Signature

Notary  
Title

My commission expires: 05/10/27



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**EXHIBIT A**

23-19566-TB

9. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded July 13, 1965, as Auditor's File No. 668869.

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

11. The Articles of Incorporation were recorded as Auditor's File No. 200611200088.

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.

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".

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 on July 7, 1965 and recorded August 17, 1965, as Auditor's File No. 670429.

14. Restrictions, provisions and/or exceptions affecting other lots in said Plat imposed by various instruments of record which may be notice of a general plan.

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, dated September 20, 1976, 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.

16. Any question that may arise due to shifting or changing in course of the Skagit River.

(Affects those lots abutting the River)

17. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022, regarding well and waterworks located on the "Community Park" area.

**End of Exhibit A**

Statutory Warranty Deed  
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