202403190008

03/19/2024 09:26 AM Pages: 1 of 5 Fees: \$307.50

Skagit County Auditor, WA

When recorded return to:
Yvonne M. Smokey
C/O Debbie Smokey 2221 W Parkway D

C/O Debbie Smokey, 2221 W Parkway Dr Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

Affidavit No. 20249931
Mar 19 2024
Amount Paid \$2141.00
Skagit County Treasurer
By Lena Thompson Deputy

CHICAGO IIILE

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620055806

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheri R. Mills, 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 Yvonne M. Smokey, an unmarried person

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

LOT 46, BLOCK E, "CAPE HORN ON THE SKAGIT", AS PER PLAT RECORDED IN VOLUME 8

OF PLATS, PAGES 92 THROUGH 97, 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): P63076 / 3868-005-046-0000

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Sheri R. Mills

State of Mashington

County of Skag it

This record was additional properties on 3-3by Sheri R. Mills.

(Signature of notary public)
Notary Public in and for the State of My appointment expires:

EXHIBIT "A"

Exceptions

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. 1:

Recording No: 668870

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 set forth in a document:

In favor of:

Puget Sound Power & Light Company

Purpose:

Electric transmission and/or distribution line, together with necessary

appurtenances

Recording Date: August 17, 1965 670429

Recording No.:

Affects: Portion of said premises

4. 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 19, 1966

Recording No.:

687192

5. 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 Development Company

Recording Date:

August 19, 1966

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

EXHIBIT "A"

Exceptions (continued)

Recording No.:

687192

6. 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:

December 15, 1976

Recording No.:

847451

7. 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

Recording Date:

November 20, 2006

Recording No.:

200611200088

8. 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."

9. City, county or local improvement district assessments, if any.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

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ALL RIGHTS RESERVED

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Buyer			Date	Seller			Date