

When recorded return to:

Cody Henry
7488 North Center Court
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20241278

Jul 10 2024

Amount Paid \$1237.00

Skagit County Treasurer
By Kaylee Oudman Deputy

GNW 24-21178

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron Hilliker and Nicole Hilliker, husband and wife, 18621 Scott Turner Road East,
Eatonville, WA 98328,

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

in hand paid, conveys, and warrants to Cody Henry, an unmarried person

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:
Lots 12 & 13, Block E, CAPE HORN ON THE SKAGIT. DIV. 1

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): ^{P63041}~~P36041~~/3868-005-012-0000 & P63042/3868-005-013-0009

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21178-KM

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Dated: 8, July, 2024
Aaron Hilliker
Aaron Hilliker
Nicole Hilliker
Nicole Hilliker

STATE OF WASHINGTON
COUNTY OF ~~SKAGIT~~ Pierce

This record was acknowledged before me on 8th day of July, 2024, by Aaron Hilliker and Nicole Hilliker.

Darcyl Betzer
Signature
Notary Public
Title

My commission expires: 10-17-2026

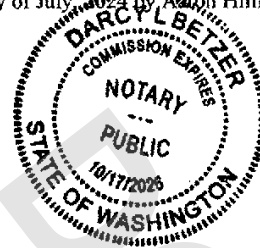


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 7488 North Center Court, Concrete, WA 98237

Tax Parcel Number(s): P36041/3868-005-012-0000 & P63042/3868-005-013-0009

Property Description:

Lots 12 and 13, Block E, CAPE HORN ON THE SKAGIT. DIVISION NO. 1, as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

Statutory Warranty Deed
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EXHIBIT B

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9. Terms and conditions of Articles of Incorporation and Bylaws of Cape Horn Maintenance Company, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200611200088, recorded November 20, 2006.

An amendment to Bylaws was recorded as Auditor's File No. 200301160063.

10. 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 Plat of Cape Horn on the Skagit recorded July 13, 1965 as Auditor's File No. 668870.

11. 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.

12. 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.

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

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

15. Restrictions on lots in this plat imposed by various instruments of record which reads as follows:

"Grantees covenant and agree that the above described real estate shall be subject to the charges and assessments as provided for in and for the purposes set forth in the articles of incorporation and the by-laws of the Cape Horn Maintenance Co., a nonprofit, non-stock Washington corporation and that said corporation shall have a valid first lien against the above described real estate for said charges and assessments; and, in addition to the remedies set forth in said articles of incorporation and by-laws, that if said charges and assessments levied by said corporation shall not be paid within (4) months after they shall become due and payable, then said corporation may proceed by appropriate action to foreclose its lien together with such sum as the court may adjudge reasonable attorney fees in such action. The grantee hereby acknowledges receipt of copies of said articles of incorporation and by-laws of the Cape Horn Maintenance Co. This provision is a covenant running with the land and is binding on the grantees, their heirs, successors and assigns.

Subject To:

(a) Restrictions, reservations, agreements and easements of record and as shown on the face of said recorded plat.

(b) Use of said property for residential purposes only.

(c) Questions that may arise due to shifting of Skagit River."

16. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

Statutory Warranty Deed
LPB 10-05

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17. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

18. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Skagit River.

19. 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 Survey recorded on July 8, 2022 as Auditor's File No. 202207080095.

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