

When recorded return to:
Paul Houvener and Gale Houvener
41656 North Shore Lane
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241602
Jul 31 2024
Amount Paid \$2405.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Chicago Title
620055962

Escrow No.: 620055962

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zachary Roth as Administrator for the Estate of Wesley N. Roth, deceased for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Paul Houvener and Gale Houvener, a married couple

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

LOTS 43 AND 44, BLOCK E, CAPE HORN ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, 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): P63074 / 3868-005-044-0010

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: JULY 29, 2024

Estate of Wesley N. Roth, deceased

BY: [Signature]
Zachary Roth
Administrator

State of WASHINGTON

County of SILKOMISH

This record was acknowledged before me on JULY 29, 2024 by Zachary Roth as Administrator of Estate of Wesley N. Roth, deceased.

[Signature]
(Signature of notary public)
Notary Public in and for the State of WA
My appointment expires: 4-29-2025

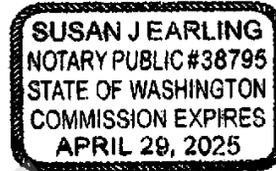


EXHIBIT "A"
Exceptions

1. 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 16, 1965

Recording No.: 672046

2. 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 16, 1965

Recording No.: 972046

3. 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: March 7, 1972

Recording No.: 764912

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: January 9, 1973

Recording No.: 779127

5. 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

EXHIBIT "A"Exceptions
(continued)

Recording Date: July 13, 1965
Recording No.: 668869

6. 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, recorded in Volume 8 of Plats, Pages 92 through 97:

Recording No: 668870

7. 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 Line
Recording Date: August 17, 1965
Recording No.: 670429

8. 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 14, 1976
Recording No.: 847451

9. 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

10. Findings of Facts, including the terms, covenants and provisions thereof:

Recording Date: April 4, 2007
Recording No.: 200704040097

EXHIBIT "A"
Exceptions
(continued)

11. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
12. City, county or local improvement district assessments, if any.