

When recorded return to:

Ryen Daniel Aslakson
42022 N Shore Lane
Concrete, WA 98237SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242016

Sep 03 2024

Amount Paid \$6405.00

Skagit County Treasurer
By BELEN MARTINEZ Deputy**STATUTORY WARRANTY DEED**

Escrow No.: 0824008

Title Order No.: 212940-LT

THE GRANTOR(S)

Concrete Properties LLC, a Washington Limited Liability Company

for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, conveys, and warrants to

READ AND APPROVED

Ryen Daniel Aslakson
, An unmarried person

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

Lots 25 and 26, Block H, "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.
Situate in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 25 and 26, Blk H. Cape Horn On The Skagit, Div. 2

SUBJECT TO EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Tax Parcel Number(s): 3869-008-025-0008/P63261

Dated: 8/29/2024

Concrete Properties LLC, a Washington Limited Liability Company

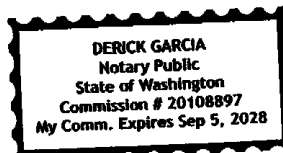
BY: 
Michael T. Dahl, Sole MemberSTATE OF Washington
COUNTY OF SnohomishI, Derick Garcia, certify that I know or have satisfactory evidence that Michael T. Dahl is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as sole member of Concrete Properties, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTIES FOR THE USES AND PURPOSES MENTIONED IN THIS INSTRUMENT.
Witness my hand and official seal, this the 29 day of August, 2024.
Notary PublicMy Commission Expires: Sep 5, 2028

Exhibit "A"

Special Exceptions

1. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation

Purpose: Transmission line with appurtenances

Area Affected: As constructed and extended in the future at the consent of Grantee and Grantor

Dated: July 7, 1965

Recorded: August 17, 1965

Auditor's No.: 670429

2. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Cape Horn on the Skagit Division No. 2

Recorded: May 10, 1966

Auditor's No.: 682588

3. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Plat/Short Plat: Cape Horn on the Skagit Division No. 2

Recorded: July 13, 1956

Auditor's No.: 668869

4. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: September 20, 1976

Recorded: December 14, 1976

Auditor's No.: 847451

Executed By: Cape Horn Maintenance Company

5. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: June 21, 1993

Auditor's No.: 9306210022

Executed By: Cape Horn Maintenance Company

Regarding: Wells and waterworks

6. Unrecorded Bylaws of Cape Horn Maintenance Company as disclosed by Amendment recorded under Auditor's File No. 200301160063

7. COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: November 20, 2006

Auditor's No.: 200611200088

8. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

9. Title Notification - Special Flood Hazard Area and the terms and conditions thereof as recorded May 25, 2006 under Auditor's File No. 200605250133