

POOR ORIGINAL

202409300233

09/30/2024 12:45 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Rose Geer Robbins and Nicholas Robbins
314 N 23rd St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242349

Sep 30 2024

Amount Paid \$5133.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620057240

Escrow No.: 620057240

STATUTORY WARRANTY DEED

THE GRANTOR(S) Albert R. Lindstrom and Helga G. Lindstrom, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Rose Geer Robbins and Nicholas Robbins, a married couple

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

LOT 24, 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: (Required if full legal not inserted above.)

Tax Parcel Number(s): P63260/3869-008-024-0009

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: 9/24/24

Albert R Lindstrom by [Signature]
as attorney in fact

Albert R. Lindstrom, by Roger Lindstrom as attorney in fact

Helga G Lindstrom by [Signature]
as attorney in fact

Helga G. Lindstrom by Roger Lindstrom as attorney in fact

State of NEW YORK
County of ERIE

This record was acknowledged before me on 9/24/24 by
Roger Lindstrom as Albert R Lindstrom (H)
as Albert R Lindstrom of

[Signature]
(Signature of notary public)
Notary Public in and for the State of NEW YORK
My commission expires: 3/12/28

KATHRYN HENSCHEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HE0022033
Qualified in Erie County
Commission Expires March 12th, 2028

State of NEW YORK
County of ERIE

This record was acknowledged before me on 9/24/24 by
ROGER LINDSTROM
as HELGA G LINDSTROM of

[Signature]
(Signature of notary public)
Notary Public in and for the State of NEW YORK
My commission expires: 3/12/28

KATHRYN HENSCHEL
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01HE0022033
Qualified in Erie County
Commission Expires March 12th, 2028

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: July 13, 1965
Recording No.: 668869

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 17, 1965
Recording No.: 670429
Affects: As constructed and extended in the future at the consent of Grantee and Grantor

3. 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. 2:

Recording No: 682588

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: April 1, 1980
Recording No.: 8004010014

5. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument;

Imposed By: Cape Horn Maintenance Company

EXHIBIT "A"**Exceptions
(continued)**

Recording Date: April 1, 1980
Recording No.: 8004010014

6. Title Notification- Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: June 26, 2007
Recording No.: 200706260054

7. Mitigation Plan public Water System Wellhead Protection Area and the terms and conditions thereof:

Recording Date: June 26, 2007
Recording No.: 200706260055

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

9. Manufactured Home Title Elimination Application recorded under Recording No. 201403200038 recites that a manufactured (mobile) home is, or is being affixed to the Land.

10. Assessments, if any, levied by Cape Horn Maintenance Company,

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

12. Manufactured Home Affidavit of Affixation and the terms and conditions thereof:

Recording Date: October 18, 2023
Recording No.: 202310180080