

When recorded return to:

Leisa Evans and Alvin C. Evans, Jr.  
41480 Cape Horn Drive  
Concrete, WA 98237SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20242379

Oct 01 2024

Amount Paid \$965.00  
Skagit County Treasurer  
By Shannon Burrow Deputy**STATUTORY WARRANTY DEED**THE GRANTOR(S) Alejandro C. Rosas Hernandez, as his separate estate, 1201 East Fairhaven Avenue, 4,  
Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

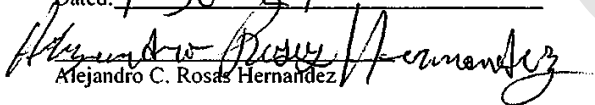
in hand paid, conveys, and warrants to Leisa Evans and Alvin C. Evans, Jr., wife and husband

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:  
LOT 29, BLOCK C, CAPE HORN ON THE SKAGITThis 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): P62953

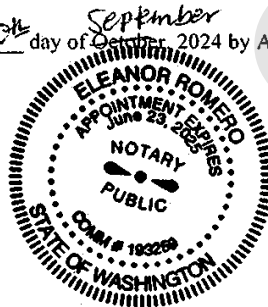
Dated: 9-30-24

  
Alejandro C. Rosas HernandezSTATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 30th day of September, 2024 by Alejandro C. Rosas Hernandez.

  
SignatureNotary  
Title

My commission expires: 6/23/2025

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-21385-KH

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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 41480 Cape Horn Drive, Concrete, WA 98237  
Tax Parcel Number(s): P62953

**Property Description:**

LOT 29, BLOCK C, CAPE HORN ON THE SKAGIT, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS,  
PAGE 92, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Statutory Warranty Deed  
LPB 10-05

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**EXHIBIT B**

24-21385-KH

9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.
10. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
11. Water rights, claims or title to water.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022 regarding Well and Waterworks located on the "Community Park" area.
18. 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."
19. 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.
20. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only

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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.)

21. 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.

22. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on August 31, 2023 as Auditor's File No. 202308310020 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.