Skagit County Auditor, WA

When recorded return to: Ethan Drake 42112 Cape Horn Drive Concrete, WA 98237

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620057706

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX Affidavit No. 20243314 Dec 18 2024 Amount Paid \$5845.00

Skagit County Treasurer
By BELEN MARTINEZ Deputy

CHICAGO TITLE

# STATUTORY WARRANTY DEED

THE GRANTOR(S) Tony Ware and Kimberly Ware, a married couple

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys and warrants to Ethan J. Drake, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:
LOT 13, BLOCK N, CAPE HORN ON THE SKAGIT DIVISION NO. 2, ACCORDING TO THE
PLAT THEREOF, RECORDED IN VOLUME 9 OF PLATS, PAGES 14 THROUGH 19, 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): P63432 / 3869-014-013-0000

Subject to:

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

STATUTORY WARRANTY DEED (continued)

Dated: 11/27/2024

Tony Ware

NMBULLY WONL

Kimberly Ware

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

# STATUTORY WARRANTY DEED

(continued)

State of Wyoming county of Campbell

This record was acknowledged before me on <u>November 27, 2024</u> by Tony Ware and Kimberly Ware.

Asignature of notary public)
Notary Public in and for the State of Wyom M9
My appointment expires: 12 12 1309

JAMIE ANN JACOBSON Notary Public - Wyoming Campbell County My Commission Expires Dec 12, 2024

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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### **EXHIBIT "A"**

Exceptions

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:

e: August 17, 1965

Recording No.:

b.: 670429
As constructed and extended in the future at the consent of Grantee and

Affects: Grantor

2. 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 CAPE HORN ON THE SKAGIT DIVISION NO. 2:

Recording No: 682588

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

Recorded:

July 13, 1965

Auditor's No(s).:

668869, records of Skagit County, Washington

AMENDED by instrument(s):

Recorded:

June 21, 1993

Auditor's No(s).:

9306210022, records of Skagit County, Washington

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:

December 9, 1970

Recording No.:

840226

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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#### **EXHIBIT "A"**

Exceptions (continued)

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

Recorded: December 9, 1970

Auditor's No.: 840226 records of

840226, records of Skagit County, Washington

Imposed By: Cape Horn Maintenance Company

 Skagit County Conditional Agreement - Alternative Sewage System Installations and the terms and conditions thereof

Recording Date: April 14, 1992 Recording No.: 9204140071

 Mitigation Plan - Public Water System Wellhead Protection Area and the terms and conditions thereof

Recording Date: December 29, 2000 Recording No.: December 29, 2000 200012290019

 The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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

Statutory Warranty Deed (LPB 10-05) WA0000816.doc / Updated: 03.22.23

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Form 22P Skagti Right-to-Manage Disclosure Rev. 10/14 Page 1 of 1

Buyer

# SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 20 forthwest Multiple Listi | Se - los ALL RIGHTS RESE VE!

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Seller