

When recorded return to:

Alexis Kendall
42005 Cedar Street
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20250074

Jan 13 2025

Amount Paid \$6565.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620057879

Escrow No.: 620057879

STATUTORY WARRANTY DEED

THE GRANTOR(S) PNW Property Brokers LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to Alexis Kendall, an unmarried woman and Alexander Adamek,
an unmarried man

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

LOT 5, BLOCK O, 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): P63446 / 3869-015-005-0007

Subject to:

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

STATUTORY WARRANTY DEED
(continued)Dated: 1/6/25

PNW Property Brokers LLC

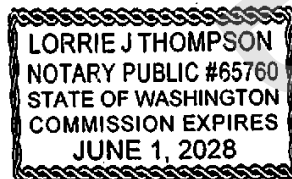
BY: [Signature]
Stacy LaCount
Sole MemberState of Washington
County of SkagitThis record was acknowledged before me on JANUARY 6, 2025 by Stacy LaCount as
Sole Member of PNW Property Brokers LLC.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Exceptions

1. 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

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 the Plat of Cape Horn on the Skagit Division No. 2:

Recording No: 682588

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

4. 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: February 19, 1970
Recording No.: 736184

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: December 15, 1976
Recording No.: 847451

6. 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 Maintenance Company
Recording Date: December 15, 1976
Recording No.: 847451

7. 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: June 21, 1993
Recording No.: 9306210022

8. Agreement and the terms and conditions thereof:

Executed by: Leon P. Leonovich and Skagit County
Recording Date: November 19, 1990
Recording No.: 9011190062

9. Skagit County Planning and Development Services Findings of Fact and the terms and conditions thereof

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

10. Skagit County Planning and Development Services and the terms and conditions thereof:

Recording Date: March 11, 2024
Recording No.: 202403110057

11. Mitigation plan public water system wellhead protection area and the terms and conditions thereof:

Recording Date: April 16, 2024
Recording No.: 202404160044

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

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

"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."

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

