

When recorded return to:
Maria Arellano and Francisco Mendoza
29507 US 2
Monroe, WA 98272

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250167
Jan 22 2025
Amount Paid \$1925.00
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

Escrow No.: 620056835

CHICAGO TITLE CO.

LD 20056835

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kimberly Anne Shope as Executor of the Estate of Wes Shope also known as William Wesley Shope and William Keener as Administer of the Estate of Rose Marie Pullar

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Maria Arellano and Francisco Mendoza, wife and husband

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

LT. 15, BLK "N", "CAPE HORN ON THE SKAGIT DIV NO. 2"

Tax Parcel Number(s): P63435 / 3869-014-015-0008

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: January 15, 2025

Estate of Wes Shope

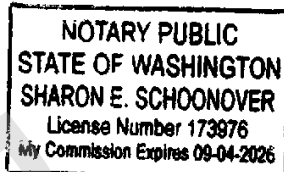
BY: Kim ShopeKimberly Anne Shope
Executor

Estate of Rose Marie Pullar

BY: _____

William Keener
AdministerState of WashingtonCounty of SnohomishThis record was acknowledged before me on 1/15/2025 by Kimberly Anne Shope as Executor
of the Estate of William Wesley Shope.

(Signature of notary public)

Notary Public in and for the State of WAMy commission expires: 9-4-26

State of _____

County of _____

This record was acknowledged before me on _____ by William Keener as Administer of the
Estate of Rose Marie Pullar

(Signature of notary public)

Notary Public in and for the State of _____

My commission expires: _____

STATUTORY WARRANTY DEED
(continued)Dated: 1-17-2025

Estate of Wes Shope

BY: _____
Kimberly Anne Shope
Executor

Estate of Rose Marie Pullar

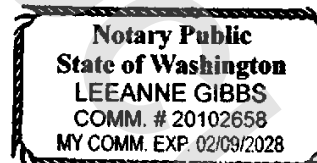
BY: William Keener Administer
William Keener
AdministerState of WA
County of _____This record was acknowledged before me on _____ by Kimberly Anne Shope as Executor
of the Estate of William Wesley Shope._____
(Signature of notary public)
Notary Public in and for the State of _____
My commission expires: _____State of Washington
County of OkanoganThis record was acknowledged before me on 01/17/2025 by William Keener as Administer of the
Estate of Rose Marie PullarLee Anne Gibbs
(Signature of notary public)
Notary Public in and for the State of Washington
My commission expires: 02/09/2028

EXHIBIT "A"
Legal Description

wk

For APN/Parcel ID(s): P63435 / 3869-014-015-0008

LOT 15, BLOCK "N", "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.

EXHIBIT "B"

Exceptions

WK

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 and extended in the future at the consent of Grantee and 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, 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

Modification(s) of said covenants, conditions and restrictions

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

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:	December 15, 1976
Recording No.:	847451

EXHIBIT "B"**Exceptions
(continued)**

5. 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

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

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

7. Notice of On-site Sewage System Status, including the terms, covenants and provisions thereof

Recording Date: April 14, 1989
Recording No.: 8904140004

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. 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."

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

EXHIBIT "B"

Exceptions
(continued)

11. Assessments, if any, levied by Cape Horn Maintenance Company.
12. City, county or local improvement district assessments, if any.
13. Any unrecorded leaseholds, right of vendors and holders of security interests on personal property installed upon the Land and rights of tenants to remove trade fixtures at the expiration of the terms.