



**202505070027**

05/07/2025 11:03 AM Pages: 1 of 4 Fees: \$306.50  
Skagit County Auditor

When recorded return to:

Barbara J. Trask and Gerrit J. van den Engh  
41219 Elysian Lane  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251376

May 07 2025

Amount Paid \$773.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

Guardian NW Title 25-23107-TB

THE GRANTOR(S) Evan Evans, a married man as his separate estate, 23100 Washington 9, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Barbara J. Trask and Gerrit J. van den Engh, a married couple

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

Lot 52, Block B, 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.

Abbreviated legal description: Property 1:  
Lot 52, Block B, CAPE HORN ON THE SKAGIT DIV. 2

This 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 "A" attached hereto

Tax Parcel Number(s): P63 199/3869-002-052-0007

Statutory Warranty Deed  
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Dated: 5-5-2025

Evan A. Evans  
Evan Evans

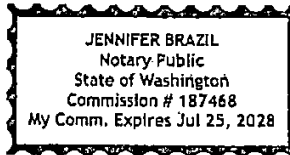
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 5 day of May, 2025, by Evan Evans and Karen Evans.

Jennifer Brazil  
Signature

Notary Public  
Title

My commission expires: 7-25-2028



## EXHIBIT A

25-23107-TB

12. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

13. 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.

An Amendment to By-Laws was recorded January 16, 2003 under Auditor's File No. 200301160063.

14. 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 Cape Horn on the Skagit Division No. 2 recorded May 10, 1966 as Auditor's File No. 682588.

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 on July 7, 1965 and recorded August 17, 1965, as Auditor's File No. 670429.

16. Restrictions, provisions and/or exceptions affecting other lots in said Plat imposed by various instruments of record which may be notice of a general plan.

"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 four (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 attorneys 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."

17. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Cape Horn Maintenance Company, dated September 20, 1976, recorded December 14, 1976 as Auditor's File No. 847451.

Terms and Provisions of document recorded as Auditor's File No. 200611200088 which may pertain thereto.

18. Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022, regarding well and

Statutory Warranty Deed

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waterworks located on the "Community Park" area.

19. Any question that may arise due to shifting or changing in course of the Skagit River.

(Affects those lots abutting the River)

20. 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.

21. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only 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.)

**End of Exhibit A**

10/10/05  
10/10/05  
10/10/05  
10/10/05