

**When recorded return to:**

Ilona A. Herbert and Brett A. Herbert  
41417 Center St.  
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20251872

Jun 17 2025

Amount Paid \$2405.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

Chicago Title  
620058984

Escrow No.: 245471116

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Maribell N. Buchanan, Trustee, or Successor Trustee of the Maribell N. Buchanan Trust dated December 21, 2018

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys and warrants to Ilona A. Herbert and Brett A. Herbert, a married couple

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

LOT 10, BLOCK E, CAPE HORN ON THE SKAGIT, ACCORDING TO THE PLAT THEREOF  
RECORDED IN  
VOLUME 8 OF PLATS, PAGES 92 THROUGH 97, 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): P63038/ 3868-005-010-0002

Subject to:

1. 1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
In favor of: Puget Sound Power & Light Company  
Purpose: Electric Line  
Recording Date: August 17, 1965  
Recording No.: 670429

**STATUTORY WARRANTY DEED**

(continued)

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, recorded in Volume 8 of Plats, Pages 92 through 97:  
Recording No: 668870

3. Terms and conditions contained in instrument;  
Recorded: December 15, 1976  
Recording No.: 847451, records of Skagit County, Washington  
For: Preventing contamination of water supply  
Affects: Any portion of said premises lying within 100 feet of well  
Located: Location of well not described in said instrument

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: July 13, 1965  
Recording No.: 668869

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  
Recording Date: July 28, 1968  
Recording No.: 669492

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:

**STATUTORY WARRANTY DEED**

(continued)

Imposed by: Cape Horn Development Company  
Recording No.: 669492

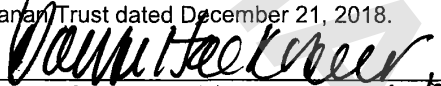
7. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water 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.

8. 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."

**STATUTORY WARRANTY DEED**  
(continued)Dated: 6/16/25

Maribell N. Buchanan, Trustee, or Successor Trustee of the Maribell N. Buchanan Trust dated December 21, 2018.

BY:   
Maribell N. Buchanan  
TrusteeState of Wa  
County of WhatcomThis record was acknowledged before me on 6/16/2025 by Maribell N. Buchanan as Trustee of Maribell N. Buchanan, Trustee, or Successor Trustee of the Maribell N. Buchanan Trust dated December 21, 2018.  
(Signature of notary public)  
Notary Public in and for the State of Wa  
My appointment expires: 4/8/2029