

When recorded return to:

Sunny Retreats LLC, a Washington limited liability
company
4055 236th PI SE
Sammamish, WA 98075

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20253168

Sep 26 2025

Amount Paid \$7925.00
Skagit County Treasurer
By Cain Cress Deputy

GNW 25-24154

STATUTORY WARRANTY DEED

Order No.: NTWA-0563692

THE GRANTOR(S)

Matt Kimmons and Lisa K Gerow, a married couple

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION
in hand paid, conveys, and warrants to

Sunny Retreats LLC, a Washington limited liability company

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

**Lot 44, Block A, CAPE HORN ON THE SKAGIT, DIVISION NO. 1, as per plat recorded in Volume
8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.**

Abbreviated Legal: **Lot 44, Block A, CAPE HORN ON THE SKAGIT, DIV. 1**

Subject to Matters, Restrictions, Covenants, Conditions, and Easements of Record

Tax Parcel Number(s): **P62897**

Dated: 24th day of September, 2025

Matt Kimmons

Matt Kimmons

Lisa K Gerow

Lisa K Gerow

STATE OF: Washington

COUNTY OF: King

On this day personally appeared before me **Matt Kimmons and Lisa K Gerow**, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 24th day of September, 2025,

Erin Bluett

ERIN JENNIFER BLUETT
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 196109
COMMISSION EXPIRES 08/30/2029

Notary Public residing at: Sammamish

Printed Name: Erin Jennifer Bluett

My Commission Expires: 08/30/2029

Notarized remotely online using communication technology via Proof.

Subject to - Deed Exception(s):

Terms and conditions of Articles of Incorporation and Bylaws of Cape Horn Maintenance Company, including restrictions, regulations and conditions for dues and assessments, as established and levied pursuant thereto, including, but not limited to those as set forth under Auditor's File No. 200611200088, recorded November 20, 2006.

An amendment to Bylaws was recorded as Auditor's File No. 200301160063.

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 Plat of Cape Horn on the Skagit recorded July 13, 1965 as Auditor's File No. 668870.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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.

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, recorded August 17, 1965, as Auditor's File No. 670429.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin, recorded December 14, 1976 as Auditor's File No. 847451.

Declaration of Covenant recorded June 21, 1993 under Auditor's File No. 9306210022 regarding Well and Waterworks located on the "Community Park" area.

Restrictions on lots in this plat imposed by various instruments of record which reads as follows:

"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 (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 attorney 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."

Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

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.)

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.

Any question of fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of survey filed in Skagit County Cause No. 25-2-00738-29.

Any tax, fee, assessments or charges as may be levied by Cape Horn Maintenance Company.