

When recorded return to:

Broc Allen Egger and Hannah Nicole Vestey
42037 Pine Street
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260129

Jan 15 2026

Amount Paid \$5605.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Zebulon R. Austin and Moire L. Austin, husband and wife, 22491 Grip Road, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Broc Allen Egger, an unmarried man, and Hannah Nicole Vestey, an unmarried woman

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF. 3

Abbreviated legal description: Property 1:
Lot 20, BLOCK N, 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 "B" attached hereto

Tax Parcel Number(s): P63441

Dated: 1/14/26

[Signature]
Zebulon R. Austin

[Signature]
Moire L. Austin

Statutory Warranty Deed
LPB 10-05

Order No.: 25-25172-KH

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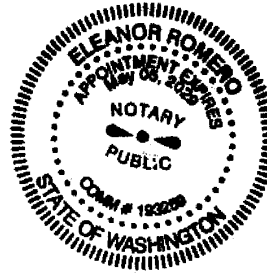
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 14th day of January, 2026, by Zebulon R. Austin and Moire L. Austin.

Eleanor Romero
Signature

Notary
Title

My commission expires: 5/5/2029



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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 42037 Pine Street, Concrete, WA 98237

Tax Parcel Number(s): P63441

Property Description:

Lot 20, 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.

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EXHIBIT B

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9. 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.

10. 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.

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".

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

12. The Articles of Incorporation were recorded as Auditor's File No. 200611200088.

13. 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.

14. 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.

15. 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.

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

(Affects those lots abutting the River)

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

18. Regulatory notice/agreement regarding Mitigation Plan - Public Water System Wellhead Protection Area that may include covenants, conditions and restrictions affecting the subject property, recorded on May 12, 2000 as Auditor's File No. 200005120053.

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

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