

When recorded return to:
William Roundy
41557 Cape Horn Drive
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261150
Apr 17 2026
Amount Paid \$3269.00
Skagit County Treasurer
By Lena Thompson Deputy

Land Title and Escrow
File# 60028875-356 LT

STATUTORY WARRANTY DEED

Order No.: NTWA-0567386

THE GRANTOR(S)

Anna M. Berlin, an unmarried person

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

William Roundy, an unmarried person

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

**Lot 10, Block D, 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: Lot 10, Blk D, Cape Horn on the Skagit

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

Tax Parcel Number(s): 3868-004-010-0005/P62974

Dated: 15 day of April, 2026

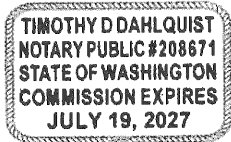
Anna M Berlin
Anna M. Berlin

STATE OF Washington

COUNTY OF Snohomish

This record was acknowledged before me on 15 April 2026, 2026 by Anna M. Berlin.

Stamp



Timothy D Dahlquist
Notary Public
My commission expires: 7-19-2027

Subject to - Deed Exception(s):

Assessments, if any, due and owing Cape Horn Development Company.

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a corporation

Purpose: Transmission line with appurtenances

Area Affected: As constructed and extended in the future at the consent of Grantee and Grantor

Dated: July 7, 1965

Recorded: August 17, 1965

Auditor's File No.: 670429

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Cape Horn on the Skagit

Recorded: July 13, 1965

Auditor's File No.: 668870

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Recorded: July 13, 1965

Auditor's No.: 668869

Restrictions on other lots in said plat imposed by various instruments of record, including Auditor's File No. 815987, which may be notice of a general plan, 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 non-profit, 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 attorney's 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.

COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF PROTECTIVE RESTRICTIONS:

Declaration Dated: September 20, 1976

Recorded: December 14, 1976

Auditor's File No.: 847451

AMENDED BY:

Recorded: January 16, 2003

Auditor's File No.: 200301160063

ARTICLE OF INCORPORATION OF CAPE HORN MAINTENANCE CO. AND THE TERMS AND CONDITIONS THEREOF:

Recorded: November 20, 2006

Auditor's No.: 200611200088

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.

Special Warrant Deed and the terms and conditions thereof:
Recorded on January 15, 1974 as Instrument #795623 in the official records of Skagit County