

When recorded return to:

Colleen A. Braa
2107 26th Ave. W.
Seattle, WA 98119



201012020068
Skagit County Auditor

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Filed for Record at Request of
Barlow Escrow, Inc.
Escrow Number: 10090245

CHICAGO TITLE

Special Warranty Deed

420011910

THE GRANTOR UNION BANK, N.A.

for and in consideration of **Ten Dollars and Other Good and Valuable Consideration**

in hand paid, conveys and warrants to **Colleen ^{CB} Braa and Richard ^{A.} Braa, wife and husband**

the following described real estate, situated in the

County of **Skagit**, State of **WA**

Abbreviated Legal:

Lot 117, Ptn. Lot 116, Blk. 1 and Lot 78, Ptn. Lot 77, Blk. 3, Lake Cavanaugh Div. 2

Tax Parcel Number(s): **P66595**

Detailed Legal:

Lot 117 and the West Half of Lot 116, Block 1, and Lot 78, and the West Half of Lot 77, Block 3, Lake Cavanaugh Division No. 2, according to the plat thereof, recorded in Volume 5 of Plats, page 49 through 54, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Subject To: Attached Exhibit "A" made a part hereof

PROPERTY IS SOLD "AS IS", "WHERE IS" WITH ALL FAULTS X CB X PAB CB

The Grantor for themselves and for all successors in interest do by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and do hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor and not otherwise, will forever warrant and defend the said described real estate.

Dated

11/30/10

Union Bank, N.A.

By: [Signature]

STATE OF _____
COUNTY OF _____

SS: _____

I certify that I know or have satisfactory evidence that

is / are the person (s) who appeared before me, and said person acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3631

DEC 02 2010

Amount Paid \$ 10,329.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF WASHINGTON, }
County of Snohomish } ss.

ACKNOWLEDGMENT - Representative Capacity

I certify that I know or have satisfactory evidence that Cynthia Weaver
is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she
was authorized to execute the instrument and acknowledged it as the Vice President
of Union Bank of

to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official seal the day and year last above written.



Sherrill L. Otis
Notary Public in and for the State of Washington,
residing at

SHERRILL L. OTIS

My appointment expires 3-30-13



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Escrow No.: 10090245

Exhibit "A"

Subject to:

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 30, 1937

Auditor's No(s): 288266, records of Skagit County, Washington

In favor of: State Division of Forestry

For: To construct and maintain a road for forest protection purposes

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, created by instrument(s);

Recorded: October 3, 1945

Auditor's No(s): 383721, records of Skagit County, Washington

In favor of: Puget Sound Pulp and Timber Co., a corporation

For: Right-of-way

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2:

Recording No: 396262

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.

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;

Recorded: March 31, 2006

Auditor's No(s): 200603310183, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands;

Recorded: August 4, 2006

Auditor's No(s): 200608040058, records of Skagit County, Washington

Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: March 19, 2008

Auditor's No(s): 200803240098, records of Skagit County, Washington

In favor of: David Medina

For: Common Driveway and Utility Easement

Said instrument is a re-recording of instrument (s);

Recorded: March 18, 2008

Auditor's File No(s): 200803180084, records of Skagit County, Washington



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Exhibit "A" Continued

Subject to:

Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: March 24, 2008
Auditor's No(s): 200803240099, records of Skagit County, Washington
In favor of: David Medina
For: Sanitary Sewer Line Easement

Said instrument is a re-recording of instrument (s);
Recorded: March 18, 2008
Auditor's File No(s): 200803180085, records of Skagit County, Washington

Skagit County Planning and Development Services Findings of Fact

Recording Date: June 26, 2006
Recording No.: 200606260105

Plat Lot of Record Certification

Recording Date: February 3, 2006
Recording No.: 200602030160

Record of Survey:

Recorded: September 30, 2005
Auditor's No.: 200509300011

Well Water Arsenic and Relic Seawater Disclosure

Recording Date: March 18, 2008
Recording No.: 200803180083



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