

WHEN RECORDED RETURN TO  
RICHARD J. THOMPSON  
33806 NORTH SHORE DRIVE  
MOUNT VERNON, WA 98274



201109230093  
Skagit County Auditor

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CHICAGO TITLE  
620013879



## CHICAGO TITLE COMPANY

5127330

### STATUTORY WARRANTY DEED

THE GRANTOR(S)  
THERESA A. DIXON, AN UNMARRIED WOMAN

for and in consideration of  
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to  
RICHARD J. THOMPSON, AN UNMARRIED MAN, AND CAROL S. EDWARDS, AN UNMARRIED WOMAN

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

LOT 6, BLOCK 2, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, ACCORDING TO  
THE PLAT THEREOF RECORDED IN VOL. 5 OF PLATS, PGS 37-43.

SUBJECT TO: EXCEPTIONS SET FORTH ON ATTACHED EXHIBIT "A" AND BY THIS REFERENCE MADE A  
PART HEREOF AS IF FULLY INCORPORATED HEREIN.

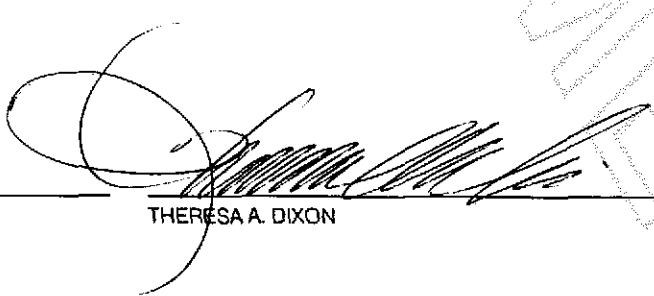
20112852  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 23 2011

Amount Paid \$ 895.00  
By Skagit Co. Treasurer Deputy  
MF

Tax Account Number(s): P66347

Dated: SEPTEMBER 19, 2011

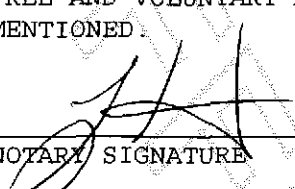
  
\_\_\_\_\_  
THERESA A. DIXON

LPB10/KLC/052006

STATE OF WASHINGTON  
COUNTY OF Snohomish

SS

ON THIS 22 DAY OF Sept, 2011 BEFORE ME, THE  
UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY  
COMMISSIONED AND SWORN, PERSONALLY APPEARED THERESA A. DIXON KNOWN TO  
ME TO BE THE INDIVIDUAL(S) DESCRIBED IN AND WHO EXECUTED THE WITHIN  
INSTRUMENT AND ACKNOWLEDGED THAT SHE SIGNED AND SEALED THE SAME AS HER  
FREE AND VOLUNTARY ACT AND DEED, FOR THE USES AND PURPOSES HEREIN  
MENTIONED.

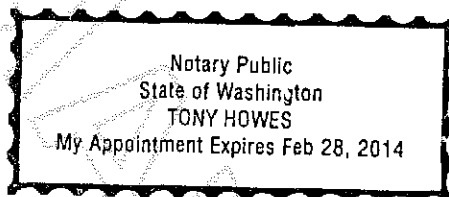
  
NOTARY SIGNATURE

PRINTED NAME: Tony Howes

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Maple Valley

MY COMMISSION EXPIRES ON 2-28-14.



NOTARY/RDA/092100



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EXHIBIT A

Escrow No.: 005127330

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: Construct and maintain a road for forest protection purposes  
Affects: Location undeterminable

Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: October 17, 1938  
Auditor's No(s): 306699, records of Skagit County, Washington  
In favor of: State Division of Forestry  
For: Construct and maintain a road for forest protection purposes  
Affects: Location undeterminable

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. 1:

Recording No: 393244

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.

Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

City, county or local improvement district assessments, if any.

EXHIBIT3/RDA/0999



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