

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



201109230094

Skagit County Auditor

9/23/2011 Page

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3 1:58PM

CHICAGO TITLE

620013307



CHICAGO TITLE COMPANY

5127152

STATUTORY WARRANTY DEED

THE GRANTOR(S)

THERESA A. DIXON, AN UNMARRIED WOMAN AS HER SEPARATE ESTATE

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 29, BLOCK 1 ~~AND LOTS, BLOCK 2~~ LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 5 OF PLATS, PAGES 37 THROUGH 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

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

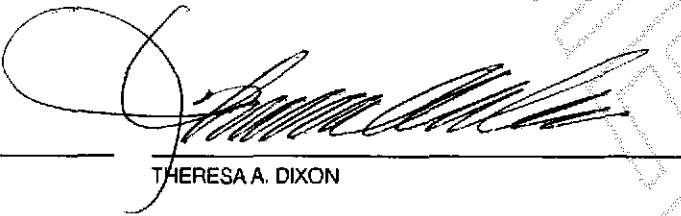
2011 2854
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

SEP 23 2011

Amount Paid \$ 8549.00
By Skagit Co. Treasurer Deputy
rve

Tax Account Number(s): P66304

Dated: SEPTEMBER 21, 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.

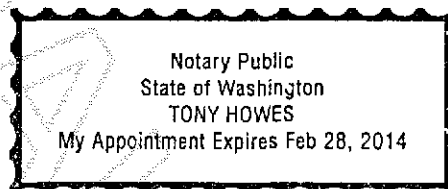
[Signature]
NOTARY SIGNATURE

PRINTED NAME: Tony Howes

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT Marysville

MY COMMISSION EXPIRES ON 2-28-14



NOTARY/RDA/092100



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CHICAGO TITLE COMPANY

EXHIBIT A

Escrow No.: 005127152

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.

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: August 21, 2001
Recording No.: 200108210084
Matters shown: House and deck

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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