

When recorded return to:

Jodi A. Colligan and Timothy A. Colligan  
33670 Bamboo Lane  
Mount Vernon, WA 98274



201210310105

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CHICAGO TITLE  
62DD16914

JC [Signature]

### STATUTORY WARRANTY DEED

#### THE GRANTOR(S)

John C. Anderson and Creone L. Anderson, husband and wife

for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys, and warrants to

Jodi A. Colligan and Timothy A. Colligan, wife and husband

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

Lot 14, Block 1, 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.  
Situate in Skagit County, Washington.

Subject to easements, covenants, conditions and restrictions shown on Exhibit "A" as hereto attached and by this reference made a part hereof.

Tax Parcel Number(s): P662893937-001-014-0004

Dated: October 23, 2012

[Signature]  
John C. Anderson  
[Signature]  
Creone L. Anderson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 3467

OCT 31 2012

Amount Paid \$ 9973.<sup>00</sup>  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF WASHINGTON

COUNTY OF SKAGIT

I, Susan D Fulfs, a Notary Public of the County and State first above written, do hereby certify that John C. Anderson and Creone L. Anderson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26th day of October, 2012.

[Signature]  
Notary Public in and for the state of Washington.

Residing at Marysville  
My Commission Expires: 7-12-2013

(SEAL)

SUSAN D. FULFS  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
07-12-13

## Exhibit "A"

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.



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