



201211010066
Skagit County Auditor

11/1/2012 Page 1 of 3 2:16PM

When recorded return to:
Mark Groeneweg and Linda Groeneweg
1180 E. 74th Street
Lynden, WA 98264

Filed for record at the request of.



**CHICAGO TITLE
COMPANY**

507 Front Street
Lynden, WA 98264

Escrow No.: 245351078

CHICAGO TITLE
620013376

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gregory D. Burke and Beverly A. Casper, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration

in hand paid, conveys, and warrants to Mark Groeneweg and Lisa Groeneweg, husband and wife

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

Lot 13, Block 3, 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66410 / 3937-003-013-0001


Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123498
NOV 01 2012
Amount Paid \$ 1989.70
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 26, 2012



Gregory D. Burke

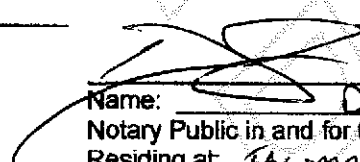


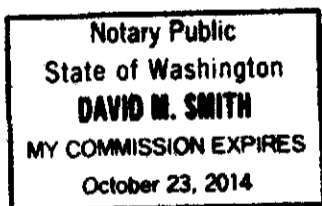
Beverly A. Casper

State of WA
October 29 of 2012

I certify that I know or have satisfactory evidence that Gregory D. Burke and Beverly A. Casper are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10.29.12


Name: David Smith
Notary Public in and for the State of WA
Residing at: Tacoma, WA
My appointment expires: 10.29.12



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STATUTORY WARRANTY DEED

(continued)

EXHIBIT "A"

Exceptions

1. 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

2. 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

3. 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

4. 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.

5. Right of way easement as disclosed by deed recorded October 3, 1945 under Auditor's File No.

383721, records

of Skagit County, Washington.



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