

When recorded return to:

Mr. Bruce T. Carlson  
32996 South Shore Drive  
Mount Vernon, WA 98274



201305170046

Skagit County Auditor

\$73.00

5/17/2013 Page

1 of

2 11:11AM

Filed for Record at Request of  
Leo Palmer Escrow, Inc.  
Escrow Number: 12707

Grantor: Michael Kent Carlson and Beverly J. Carlson  
Grantee: Bruce T. Carlson

CHICAGO TITLE  
620018909

### Statutory Warranty Deed

THE GRANTORS Michael Kent Carlson and Beverly J. Carlson, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Bruce T. Carlson, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

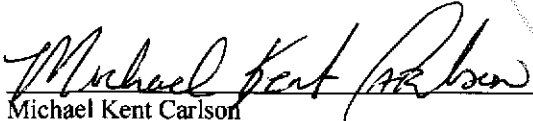
Abbreviated Legal:

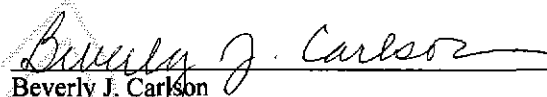
Lot 25 Block 2 Lake Cavanaugh Subdiv. No. 3 Situated in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P66976/3939-002-025-0007

Dated May 10, 2013

  
Michael Kent Carlson

  
Beverly J. Carlson  
20131815  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

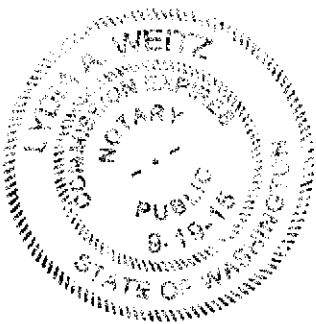
STATE OF Washington }  
COUNTY OF Snohomish } SS:

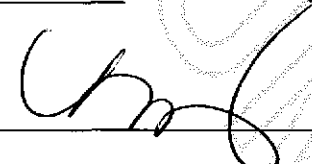
MAY 17 2013  
Amount Paid \$ 859.40  
By MF Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Michael Kent Carlson and Beverly J. Carlson

the person who appeared before me, and said person acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the  
uses and purposes mentioned in this instrument.

Dated: 5/14/13



  
Notary Public in and for the State of Washington  
Residing at Arden  
My appointment expires: 9-19-2015

## EXHIBIT A

Lot 25, Block 2, Lake Cavanaugh Subdivision No. 3, according to the plat thereof recorded in Volume 6 of Plats, page 25, records of Skagit County, Washington.

Situated in Skagit County, Washington.

### SUBJECT TO:

1. 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: To construct and maintain a road for forest protection purposes
2. Rights of Bald Mountain Mill Company, a corporation, to remove cedar timber from Sections 22 and 23, as disclosed by that certain Supplemental Agreement dated July 30, 1941, recorded June 1, 1945, under Auditor's File No. 380724, records of Skagit County, Washington.
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 NO. 3:  
  
Recording No: 420716
4. Plat Lot of Record Certification and the terms and conditions thereof  
  
Recording Date: November 5, 2007  
Recording No.: 200711050155
5. Reasonable Use Exception Determination and the terms and conditions thereof  
  
Recording Date: March 13, 2008  
Recording No.: 200803130101
6. 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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