



201308020124

**When recorded return to:**

Craig O Johnson and Christina M Johnson  
3516 Pioneer Way E.  
Tacoma WA 98443

Skagit County Auditor

\$74.00

8/2/2013 Page

1 of

3 10:51AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620019019

CHICAGO TITLE

620019019

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jack R. Shupe, *AS his separate property*

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Craig O Johnson and Christina M Johnson, husband and wife

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

Lot 14, Block 3, Lake Cavanaugh Subdivision No. 1, according to the map thereof recorded in  
Volume 5 of Plats, page 37, records of Skagit County, Washington.

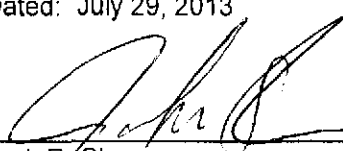
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P66411 / 3937-003-014-0000

Subject to:

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

Dated: July 29, 2013

  
\_\_\_\_\_  
Jack R. Shupe

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20133080

AUG 02 2013

Amount Paid \$ *2942.00*  
Skagit Co. Treasurer  
By *mem* Deputy

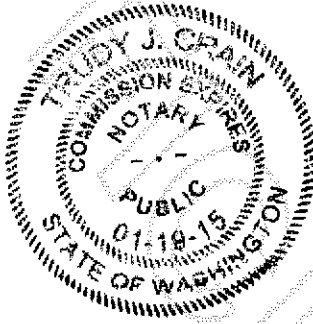
STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

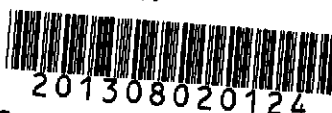
I certify that I know or have satisfactory evidence that

Jack R. Shupe  
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-1-13



Trudy J. Crain  
Name: \_\_\_\_\_  
Notary Public in and for the State of WASH  
Residing at: only  
My appointment expires: 1-19-15



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**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.
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,  
  
Recording Date: October 6, 2006  
Recording No.: 200610060094  
Matters shown: Shared boundaries; location of North Shore Drive, shed across shared boundary with Lot 15; survey reference points
7. City, county or local improvement district assessments, if any.

**SKAGIT COUNTY RIGHT TO FARM ORIDANCE:**

If your real property is adjacent to property used for agricultural operations, or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations, including but not limited to, noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during a twenty-four (24) hour period (including aircraft), the storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use to the county and will not consider to be a nuisance those inconveniences or discomforts arising from agricultural operations, if such operations are consistent with commonly accepted good management practices and comply with local, State and Federal laws.

