

When recorded return to:  
Carol J. Franklin  
FRANKLIN INVESTMENT CO., L.P.  
15803 Uplands Way, SE  
North Bend, WA 98095



201311220091

Skagit County Auditor \$74.00  
11/22/2013 Page 1 of 3 2:05PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

Escrow No.: 620020291

CHICAGO TITLE  
620020291

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary C. Pelkey, Trustee of the Duane A. Pelkey Testamentary Credit Trust and Mary C. Pelkey, a single person

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

in hand paid, conveys, and warrants to FRANKLIN INVESTMENT CO., L.P.

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

Lot 56, Block 3, Lake Cavanaugh Subdivision Division No. 2, according to the plat thereof, recorded in Volume 5 of Plats, Pages 49 to 54, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P66709 / 3938-003-056-0008

Subject to:

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

Dated: November 21, 2013

Mary C. Pelkey, Trustee of the Duane A. Pelkey Testamentary Credit Trust

BY:

*Mary C. Pelkey Trustee*

Mary C. Pelkey  
Trustee

*Mary C. Pelkey*  
Mary C. Pelkey

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134704

NOV 22 2013

Amount Paid \$628.<sup>40</sup>  
Skagit Co. Treasurer  
By *nam* Deputy

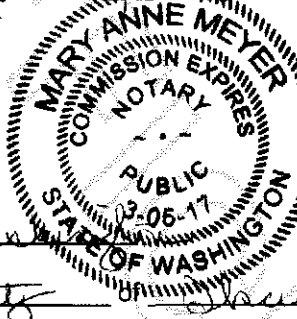
# STATUTORY WARRANTY DEED

(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Mary C. Pelkey is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Trustee of Mary C. Pelkey, Trustee of the Duane A. Pelkey Testamentary Credit Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Nov 22, 2013

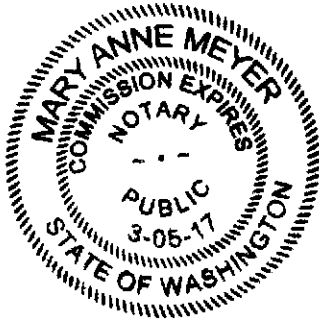


Name: MARY ANNE MEYER  
Notary Public in and for the State of WA  
Residing at: Bellevue-Washelli WA  
My appointment expires: 3-5-17

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Mary C. Pelkey is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Nov 27, 2013



Name: MARY ANNE MEYER  
Notary Public in and for the State of WA  
Residing at: Bellevue-Washelli WA  
My appointment expires: 3-5-17



201311220091

**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: To construct and maintain a road for forest protection purposes

Note: Exact location and extent of easement is undisclosed of record.

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: To construct and maintain a road for forest protection purposes

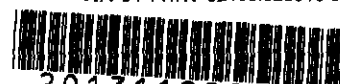
Note: Exact location and extent of easement is undisclosed of record.

3. Easement, including the terms and conditions thereof, created by instrument(s);  
Recorded: October 3, 1945  
Auditor's No(s): 383721, records of Skagit County, Washington  
In favor of: Puget Sound Pulp and Timber Co., a corporation  
For: Right-of-way

4. 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. 2:

Recording No: 396262

5. 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.
6. City, county or local improvement district assessments, if any.



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