



201404250102

Skagit County Auditor

\$74.00

4/25/2014 Page

1 of

3 3:22PM

**When recorded return to:**

Michael W. Stanley and Kathryn G. Stanley  
33939 S Shore Drive  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial

Mount Vernon, WA 98273

Escrow No.: 620021104

**CHICAGO TITLE**  
**620 021104**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Hubert B. McMorrow and Geraldine I. McMorrow, as Trustees of the McMorrow Family Living Trust

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

in hand paid, conveys, and warrants to Michael W. Stanley and Kathryn <sup>A.</sup>G. Stanley, a married couple

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

Lot 105, Block 1, 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): P66585 / 3938-001-105-0003

Subject to:

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

Dated: 4-23-14

Hubert B. McMorrow and Geraldine I. McMorrow, as Trustees of the McMorrow Family Living Trust

BY: Hubert B. McMorrow

Hubert B. McMorrow  
Trustee

BY: Geraldine I. McMorrow

Geraldine I. McMorrow  
Trustee

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**  
**20141383**  
**APR 25 2014**

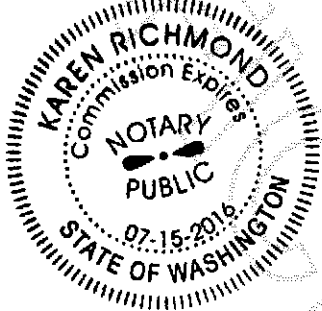
Amount Paid \$8460.00  
Skagit Co. Treasurer  
By nam Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Snohomish

I certify that I know or have satisfactory evidence that Hubert B. McMorrow  
Trustee and Geraldine J. McMorrow Trustee  
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)  
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and  
acknowledged it as the Trustees of McMorrow Family Living Trust to be the free and voluntary act of  
such party for the uses and purposes mentioned in the instrument.

Dated: 4-23-14



Karen Richmond  
Name: Karen Richmond  
Notary Public in and for the State of WA  
Residing at: Everett  
My appointment expires: 7-15-16



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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: 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. Notice of On-Site Sewage System Status and the terms and conditions thereof

Recording Date: March 29, 1988  
Recording No.: 8803290002

7. City, county or local improvement district assessments, if any.

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.

