



201405200024

Skagit County Auditor \$73.00  
5/20/2014 Page 1 of 2 11:20AM

When recorded return to:  
Michael Brent Palmer and Candida Marie Palmer  
8724 27th Avenue SE  
Everett, WA 98208

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial  
Mount Vernon, WA 98273  
Escrow No.: 620021245

CHICAGO TITLE  
620021245

STATUTORY WARRANTY DEED

THE GRANTOR(S) Justin J. Dinius, a married man, as his separate estate  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration  
in hand paid, conveys, and warrants to Michael Brent Palmer and Candida Marie Palmer, husband and  
wife  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 111, Block 1 and Lot 72, 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): P66591 / 3938-001-111-0005, P66725 / 3938-003-072-0008

Subject to: Covenants, conditions, restrictions and easements of record more fully described in  
Chicago Title Order 620021245, Schedule B, Special Exceptions and Skagit County Right to Farm  
Ordinance, which are attached hereto and made a part here of as Exhibit "A".

Dated: May 15, 2014

Justin J. Dinius

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20141909  
MAY 20 2014

Amount Paid \$2924.<sup>00</sup>  
Skagit Co. Treasurer  
By *Mann* Deputy

State of Washington

County of Benton

I certify that I know or have satisfactory evidence that Justin J. Dinius 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: 5-16-14

Notary Public  
State of Washington  
DEREK A TONN  
My Appointment Expires Dec 17, 2016

*Derek A. Tonn*  
Name: Derek A. Tonn  
Notary Public in and for the State of WA  
Residing at: Benton County, WA  
My appointment expires: 12/17/16

**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): 393721, 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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

**SKAGIT COUNTY RIGHT TO FARM ORDINANCE**

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.

