

When recorded return to:  
Christopher C. Quantrille  
35073 S. Shore Drive  
Mount Vernon, WA 98274



201407150032

Skagit County Auditor

\$75.00

7/15/2014 Page

1 of

4 1:28PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St.  
Mount Vernon, WA 98273

Escrow No.: 620021536

CHICAGO TITLE

620021536

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Fauchald, an unmarried person as his separate estate and Deena Smith, an unmarried as her 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 Christopher C. Quantrille, a single man

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

That portion of Tract A of LAKE CAVANAUGH PARK, as per plat recorded in Volume 7 of Plats, pages 63 and 64, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Tract A;  
Thence Westerly along the North line thereof, 70 feet;  
Thence Southeasterly to a point on the Southerly line of said tract that is 40 feet Westerly as measured along the Southerly line of said tract, from the Southeast corner thereof;  
Thence north to the point of beginning.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P67057, 3940-000-098-0109

Subject to:

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

Dated: July 11, 2014

\_\_\_\_\_  
Brandon Fauchald  
  
\_\_\_\_\_  
Deena Smith

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2014 JUL 15 2014

Amount Paid \$ 5825.00  
By M.B. Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

Brandon Fauchald Deena Smith

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

Dated: July 13, 2014

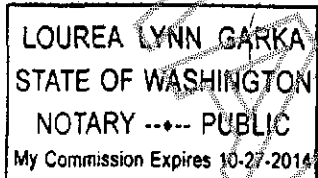
Lourea Lynn Garka

Name: Lourea Lynn Garka

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 10/27/2014



201407150032

Skagit County Auditor

7/15/2014 Page

2 of

4

\$75.00

1:28PM

**EXHIBIT "A"**  
Exceptions

1. Rights as granted Western Power Company, a corporation, to overflow and inundate certain state lands (including a portion of premises under search) as disclosed by that certain instrument;  
Dated: May 20, 1913  
Recorded: February 28, 1920  
Auditor's File No.: 139710, records of Skagit County, Washington  
Volume/Page: Volume 115 of Deeds, page 287
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc. provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: September 22, 1952  
Auditor's No.: 480173, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 22, 1952  
Auditor's No(s): 480173, records of Skagit County, Washington  
In favor of: Right-of-way for overflow for the Western Power Company, heretofore granted under Application No. 8910  
  
Note: Exact location and extent of easement is undisclosed of record.
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 PARK:  
  
Recording No: 539408
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 31, 1956  
Auditor's No(s): 539498, records of Skagit County, Washington  
In favor of: Private road way, pipelines and polelines  
For: Private road way, pipelines and polelines  
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 6, 1961  
Auditor's No(s): 604864, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said power line to more or less following the 20 foot strip of land that is being used for road purposes through the above mentioned tract of land as described in Skagit County Auditor's File No. 539498, records of Skagit County, Washington.
7. Terms, conditions, and restrictions of that instrument entitled Waiver and Covenant not to sue;  
Recorded: May 16, 1990  
Auditor's No(s): 9005160102, records of Skagit County, Washington
8. Record of Survey;  
Recorded: July 29, 1988  
Auditor's File No.: 8807290028, records of Skagit County, Washington
9. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of



201407150032

## EXHIBIT "A"

### Exceptions (continued)

income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by law;

Recorded: November 2, 2004

Auditor's No(s): 200411020061, records of Skagit County, Washington

Executed By: Kenneth J. Boe

10. Notice of On-Site Sewage System Maintenance Agreement Requirement and the terms and conditions thereof

Recording Date: July 24, 2013

Recording No.: 201307240071

11. 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.
12. Assessments, if any, levied by Lake Cavanaugh Park.
13. City, county or local improvement district assessments, if any.

### 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.



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