

**When recorded return to:**

Jerry L. Henry  
L.M. Blades LLC  
17415 NE 35th Place  
Redmond, WA 98052



Skagit County Auditor  
7/17/2014 Page 1 of 3 12:05PM  
\$74.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620021710

**CHICAGO TITLE**  
**620021710**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Carl J. Ginter, a single man  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to L.M. Blades LLC, a Washington limited liability company  
the following described real estate, situated in the County of Skagit, State of Washington:

Lot 168 Block 1, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3, according to the Plat thereof recorded in Volume 6 of Plats, pages 25 through 31, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P66940 / 3939-001-168-0006

Subject to:

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

Dated: July 15, 2014

*Carl J. Ginter*  
Carl J. Ginter

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20142536  
JUL 17 2014

Amount Paid \$5345.00  
Skagit Co. Treasurer  
By: *TTB* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON  
County of Snohomish

I certify that I know or have satisfactory evidence that  
Carl J Ginter  
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: July 16, 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

LOUREA LYNN GARKA  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 10-27-2014



201407170056

**EXHIBIT "A"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: State Division of Forestry  
Purpose: Construct and maintain a road for forest protection purposes  
Recording Date: March 30, 1937  
Recording No.: 288226  
Affects: Location undeterminable
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: State Division of Forestry  
Purpose: Construct and maintain a road for forest protection purposes  
Recording Date: October 17, 1938  
Recording No.: 306699  
Affects: Location undeterminable
3. Rights of Bald Mountain Mill Company, a corporation to remove cedar ~~Timber~~ from Sections 22 and 23, as disclosed by that certain supplemental agreement dated July 30, 1941 and recorded June 1, 1945 under Auditor's File No. 380724.
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. 3:  
  
Recording No: 420716
5. Record of Survey  
  
Recording Date: February 13, 1991  
Recording No.: 9102130015
6. 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.
7. 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.

