



201411130045

After recording return to:

Scot H. Baker
33141 South Shore Dr
Mount Vernon, WA 98274

Skagit County Auditor
11/13/2014 Page

\$74.00
1 of 3 11:21AM

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2014 4273
NOV 13 2014

CHICAGO TITLE
620021813

Amount Paid \$6502.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

Reference: 40139925-806-ER1

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Janette C. Johnson, a single person and Dylan C. Tipps, a married man,**
as his separate estate,

for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration

in hand paid, conveys and warrants to **Scot H. Baker and Lisa Baker, husband and wife**

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

Lot 1 1, 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.

Subject to: Those items specifically set forth on Exhibit "A" attached hereto.

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

Tax Parcel Number(s): P66786 / 3939-001-01 1-0005, , ,

Statutory Warranty Deed

LPB-10-05 (ltr) (1/06)

CW Title

Reference: Statutory Warranty Deed 40139925 806 ER1

Dated: 11-11-14

Janette C. Johnson
Janette C. Johnson

Janette C. Johnson
Dylan C. Tipps, by Janette C. Johnson
his Attorney-in-Fact

State of Washington

SS:

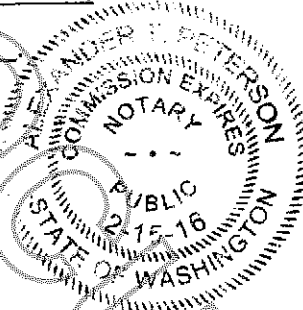
County of SKAGIT

On this 11TH day of NOVEMBER, 2014, before me personally appeared JANETTE CAROL JOHNSON, to me known to be the individual described in and who executed the foregoing instrument for herself and also as Attorney in Fact for Dylan C. Tipps and acknowledged that she signed and sealed the same as the free and voluntary act and deed for herself and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not insane.

Given under my hand and official seal the day and year last above written.

Alexander S. Peterson

Notary Public in and for the State of WASHINGTON
Residing at BURLINGTON, WA
My Appointment expires: 02/15/2016



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Exhibit A

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 3: Recording No: 420716

2. Easement, including the terms and conditions thereof, created by instrument;
Recorded: October 17, 1938 Auditor's No.: 306699, records of Skagit County, Washington
In favor of: State Division of Forestry For: Road for forest protection Note: Exact location and extent of easement is undisclosed of record

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: August 15, 1983
Recording No.: 8308150021
Matters shown: Possible encroachment of fences along the Northwesterly portion of said premises by varying amounts



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