



201504100254
Skagit County Auditor \$74.00
4/10/2015 Page 1 of 3 3:47PM

When recorded return to:
Richelle Lee McCaskill-Diaz and Kenneth Diaz
34836 Shore Drive
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023529

CHICAGO TITLE
620023529

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul R. Sauvage and Debra L. Sauvage, Husband and Wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Richelle Lee McCaskill-Diaz and Kenneth Diaz, Wife and
Husband

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

Lots 15, 16 & 17, Block 2, 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): P66650, 3938-002-016-0009, P66649, 3938-002-015-0000, P66651,
3938-002-017-0008

Subject to:

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

Dated: April 8, 2015

Paul R. Sauvage
Paul R. Sauvage

Debra L. Sauvage
Debra L. Sauvage

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151144
APR 10 2015

Amount Paid \$ 5842.51
Skagit Co. Treasurer
By man Deputy

STATUTORY WARRANTY DEED
(continued)

State of Arizona

County of Maricopa

I certify that I know or have satisfactory evidence that

Paul R. Sauvage and Debra L. Sauvage
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: 4-9-15

Deana Lowrance
Name: Deana Lowrance
Notary Public in and for the State of AZ
Residing at: Phoenix AZ
My appointment expires: 4-30-2016

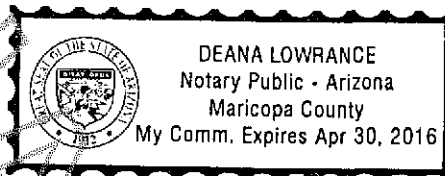


EXHIBIT "A"

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