



201504230055

Skagit County Auditor \$74.00
4/23/2015 Page 1 of 3 1:53PM

When recorded return to:
R. Scott Larsen and Debbie M. Larsen
3046 42nd Ave. West
Seattle, WA 98199

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620023775

CHICAGO TITLE
620023775

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carol Anna Freese. An unmarried person 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 R. Scott Larsen and Debbie M. Larsen, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

Lot 113, Block 3, in Lake Cavanaugh Subdivision, Division No. 2, according to the plat thereof recorded in Volume 5 of Plats, pages 49 through 54, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P66763 / 3938-003-113-0009

Subject to:

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

Dated: April 20, 2015

Carol Anna Freese
Carol Anna Freese

SKAGIT COUNTY, WASHINGTON
REAL ESTATE EXCISE TAX
2015/321
APR 23 2015

Amount Paid \$ 467.80
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Benton

I certify that I know or have satisfactory evidence that
Carol Anna Freese
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: April 20, 2015

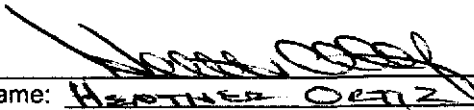

Name: HEATHER ORTIZ
Notary Public in and for the State of Washington
Residing at: PASCO
My appointment expires: 01/01/2019



EXHIBIT "A"
Exceptions

1. 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.

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: March 30, 1937
Recording No.: 288266
Affects: The exact location is not disclosed

3. 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: The exact location is not disclosed

4. 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.

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