

After recording return to:

Robert L Marks  
Kelly A Marks  
10521 32nd Dr SE  
Everett, WA 98208



201505150091

Skagit County Auditor

\$76.00

5/15/2015 Page

1 of

5 1:40PM

CHICAGO TITLE

620023423

Reference: 40146443-803-LB3

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Harold H Beumel Jr., a married man, as his separate property**, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to **Robert L Marks and Kelly A Marks, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

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

Abbreviated Legal: (Required if full legal not inserted above.) Lot(s): 54 Block: 2 LAKE CAVANAUGH SUBDIV. NO. 1

Tax Parcel Number(s): P66392/3937-002-054-0003

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2015 1916

MAY 15 2015

Amount Paid \$4,366.00  
Skagit Co. Treasurer  
By *mem* Deputy

Statutory Warranty Deed

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

**CW Title**

Reference: Statutory Warranty Deed 40146443-803-LB3

Dated: May 13, 2015

SELLER:


  
\_\_\_\_\_  
Harold H Beumel Jr.

State of OR

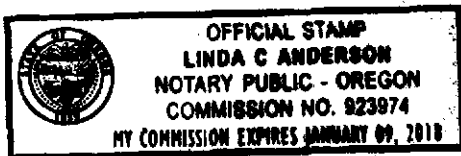
SS:

County of Deschutes

On this 13 day of MAY, 2015, before me personally appeared  
HAROLD H. BEUMEL JR. to me known  
to be the individual(s) described in and who executed the within and foregoing instrument, and  
acknowledged that HE signed the same as HIS free and voluntary act and  
deed for the uses and purposes therein mentioned.  
Given under my hand and official seal the day and year last above written.

  
\_\_\_\_\_

Notary Public in and for the State of OREGON  
Residing at MAWDS OR  
My Appointment expires: 01-09-2018



Reference: Statutory Warranty Deed **40146443-803-LB3**  
EXHIBIT A

Lot 54, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", according to the plat thereof, recorded in Volume 5 of Plats, Pages 37 to 43, inclusive, records of Skagit County, Washington.

TOGETHER WITH: Shorelands of the second class situate in front of, adjacent to or abutting upon that portion of Government Lot 4, Section 26, Township 33 North, Range 6 East, W.M., included in Lot 54, Block 2, Lake Cavanaugh Subdivision, Division No. 1, a recorded plat, and between the sidelines of said Lot 54, produced Southwesterly to the Southwesterly boundary of said Government Lot 4 with a frontage of 0.93 lineal chain, more or less.

Situate in Skagit County, Washington.

Reference: Statutory Warranty Deed **40146443-803-LB3**  
EXHIBIT B

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: Construct and maintain a road for forest protection purposes  
Affects: Location undeterminable

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: Construct and maintain a road for forest protection purposes  
Affects: Location undeterminable

Easement(s) for the purpose(s) shown below and rights incidental thereto, as created in a document:

Recording Date: October 3, 1945  
Recording No.: 383721

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;

From: The State of Washington  
Recording No.: 797626  
Affects: Shorelands

Right to overflow, granted to Western Power Company, under Application No. 8924, as disclosed by instrument;

Recording Date: March 8, 1974  
Recording No.: 797626

Agreement, including the terms and conditions thereof, entered into;  
By: English Lumber Company  
And Between: Bald Mountain Mill Company  
Recorded: July 30, 1941  
Auditor's No. 380724, records of Skagit County, Washington

Reference: Statutory Warranty Deed **40146443-803-LB3**

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 CAVANUAGH SUBDIVISION, DIVISION NO. 1:

Recording No: 393244

Record of Survey

Recording Date: November 16, 1993

Recording No.: 9311160043

Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands and the terms and conditions thereof

Recording Date: July 21, 2006

Recording No.: 200607210030

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.