

When recorded return to:
Paul W. Smith and Patricia C. Smith
#3 1434 Evereall Street
White Rock, BC, V4B3S8



Skagit County Auditor
7/28/2015 Page 1 of 4 1:53PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024266

CHICAGO TITLE
620024266

STATUTORY WARRANTY DEED

THE GRANTOR(S) N. James Bateman, who also appears of record as Niles J. Bateman and Lauris Bateman, 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 Paul W. Smith and Patricia C. Smith, a married couple

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

Lot 140, 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): P66914, 3939-001-140-0009,

Subject to:

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

Dated: 7/23/15

N. James Bateman
N. James Bateman

Lauris Bateman by N. James Bateman
Lauris Bateman
attorney in fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152942
JUL 28 2015

Amount Paid \$7926.⁰⁰
Skagit Co. Treasurer
By Mam Deputy

STATUTORY WARRANTY DEED

(continued)

STATE OF WASHINGTON

COUNTY OF

Skagit

On this 23 day of July, 2015, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared

W James Bateman to me known to be the individual described in, and who executed the within instrument for himself and also as the Attorney in Fact for

Lauris Bateman and acknowledged to me that he signed and sealed the same as his own free and voluntary act and deed for himself and as Attorney in Fact for said

Lauris Bateman in the capacity and for the uses and purposes therein mentioned, and that said principal is not deceased nor incompetent.

Kelli A Mayo

Notary Public in and for the State of WA, residing at Sedro Woolley

My commission expires: 6/19/17

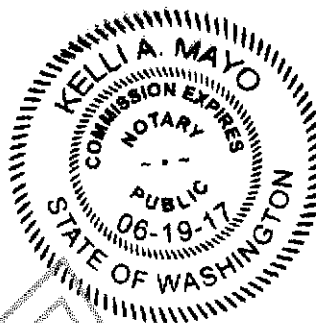


EXHIBIT "A"
Exceptions

SPECIAL 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 the face of the filed Plat of Lake Cavanaugh Subdivision, Division No. 3.
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: Road for forest protection purposes
Recording Date: October 17, 1938
Recording No.: 306699
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: Road for forest protection purposes
Recording Date: March 30, 1937
Recording No.: 288266
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Access
Recording Date: September 7, 1954
Recording No.: 506104
5. Terms and conditions under a Notice of On-site Sewage System;

Recording Date: February 16, 1995
Recording No.: 9502160014
6. Terms and conditions in an instrument regarding construction on said premises;

Recording Date: October 11, 1994
Recording No.: 9410110017
7. Terms and conditions in an instrument regarding expanding the existing residence within shoreline set-back area;

Recording Date: August 17, 1994
Recording No.: 9408170111
8. Terms and conditions under an agreement regarding logging practices;

Recording Date: June 1, 1945
Recording No.: 380724
9. 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.
10. Easement for access and utilities across said premises in favor of adjacent lot owners as disclosed by previous inspections of the property.
11. Terms and conditions under a Mutual Pedestrian Access Easement;

EXHIBIT "A"

Exceptions
(continued)

Recording Date: June 15, 2009
Recording No.: 200906150041