

Skagit County Auditor

\$75.00

8/17/2015 Page

4:00PM

When recorded return to: Dayid T Kimball and Cheryl S. Kimball 16541 Redmond Way C392 Redmond WA 98052

Filed for record at the request of:



425 Commercial St Mount Vernon, WA 98273

Escrow No.: 62002472#

CHICAGO TITLE 620024721

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas T. Franklin and Carol J. Franklin, Trustees under the Franklin Management Trust, dated May 28, 1997, as General Partner of Frankin Investment Co., L.P., a Washington limited partnership, dated May 28, 1997, as to parcel A; Franklin Investment Co., L.P., as to Parcel B,

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration

in hand paid, conveys, and warrants to David K Kimbali and Cheryl S. Kimbali, a married couple

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

Parcel A:

Lot 95, Block 1, Lake Cavanaugh Subdivision, Division No. 2, according to the plat thereof, recorded in Volume 5 of plats, page 49, records of Skagit County, Washington.

Situate in Skagit County, Washington.

Parcel B:

Lot 56, Block 3, 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): P66574 / 3938-001-095-0005, P66709 / 3938-003-056-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 2015 3260 AUG 17 2015

Amount Paid \$ 10,186.60 Skagit Co.Treasurer By man Deputy

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 07,30.13

Page 1

WA-CT-FNRV-02150.620019-620024 21

STATUTORY WARRANTY DEED

(continued)

Dated: August 12, 2015

Doublas T. Franklin and Carol J. Franklin, Trustees under the Franklin Management Trust, dated May 28, 1997, as General Partner of Franklin Investment
BY: Od I Thustee Out I tulli-
Douglas T. Franklin
BX: W. A. O. W. Marker Sun Aberta)
Caro J. Franklin
Trustee
State of (Unshire Ton)
Douglas Tranklin Corol Tranklin
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the
Dated: Aug 13,2015
musteaus Sin
Notary Public Notary Public in and for the State of War
State of Washington Residing at: West Trick
CHRISTIANE S PIEPER My a point rept expires: カラ・ソ・ネッピー My Appointment Expires Mar 2, 2019
my Appointment Capites Mail 2, 2019
my Appointment Expires Mail 2, 2019
State of Washington Leashington King
State of Washington Linashington King certify that I know or have satisfactory evidence that
State of Washington Certify that I know or have satisfactory evidence that Tunkly as T Tranklin (mol Trankly) is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
State of Washington Certify that I know or have satisfactory evidence that State the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on gath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Parch Errs of to be the
State of Washington Learnington Certify that I know or have satisfactory evidence that Sylvential (he/she/they) is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on gath stated that (he/she/they) was authorized to execute the instrument and
State of Washington Certify that I know or have satisfactory evidence that State the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on gath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Parch Errs of to be the
State of Washington Rung I certify that I know or have satisfactory evidence that Stare the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on gath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Partners of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: Rung 13, 2015
State of Washington King I certify that I know or have satisfactory evidence that is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Parthers of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: Name: Annu Alaxu Notary Public in and for the State of University
State of Washington Rung I certify that I know or have satisfactory evidence that Stare the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on goth stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Partners of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: Name: Annual State Notary Public in and for the State of Use Normal Residing at: Tacona My appointment expires: 2015
State of Washington King I certify that I know or have satisfactory evidence that Now ast Franklin (weel Franklin)
State of Washington Rung certify that I know or have satisfactory evidence that is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on goth stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the revineer of of to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument. Dated: Quig 13 Mol 5 Notary Public in and for the State of Quig Marketine Residing at: Tecomo Notary Public O2-03 Notary Public O2-03 Notary Public O2-03 O O O O O O O O O
State of Washington King I certify that I know or have satisfactory evidence that Now ast Franklin (weel Franklin)

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 07.30.13

WA-CT-FNRV-02150.620019-62002 721

EXHIBIT "A"

Exceptions

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.

Easement, including the terms and conditions thereof, granted by instrument(s); 2.

Recorded:

Öctober 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.

Easement, including the terms and conditions thereof, created by instrument(s); Recorded: October 3 1945 3.

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

An unrecorded agreement as disclosed by instrument; 4.

Recording Date:

October 3, 1945

Recording No.:

383721

By:

English Lumber Company Puget Sound Purp and Timber Company

And between: Providing for:

Right-of-way, the exact location of which is undisclosed of record

Amended by instrument;

Recording Date:

April 17, 1989

Recording No.:

8904170025

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, 5. 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 jederal laws, except to the extent that said covenant or restriction is permitted by applicable aw, as set forth on LAKE CAVANAUGH SUBDIVISION DIVISION NO. 2:

Recording No: 396262

City, county or local improvement district assessments, if any 6.

Statutory Warranty Deed (LPB 10-05) WA0000059.doc / Updated: 07.30.13

WA-CT-FNRV-02150.620019-620024721

EXHIBIT "A"

Seller/Grantor Full Name:

Douglas T. Franklin and Carol J. Franklin, Trustees under the Franklin Management Trust, dated May 28, 1997, as General Partner of Frankin Investment Co., L.P., a Washington limited partnership, dated May 28, 1997, as to parcel A; Franklin Investment Co., L.P., as to Parcel B, a Washington limited partnership, dated May 28, 1997, as to Parcel A: Franklin Investment Co., L.P. as to Parcel B

Printed: 08.13.15 @ 09:57 AM by TC WA-CT-FNRV-02150.620019-620024721