



Skagit County Auditor \$75.00
8/17/2015 Page 1 of 4 4:00PM

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

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024721

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 T. Kimball and Cheryl S. Kimball, 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 *mm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 12, 2015

Douglas T. Franklin and Carol J. Franklin, Trustees under the Franklin Management Trust, dated May 28, 1997, as General Partner of Frankin Investment

BY: [Signature]
Douglas T. Franklin
Trustee

[Signature]
Douglas T. Franklin

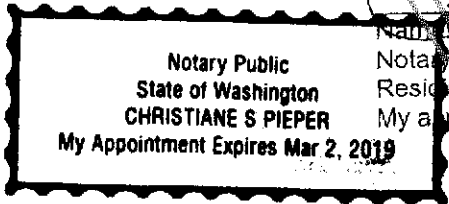
BY: [Signature]
Carol J. Franklin
Trustee

[Signature]
Carol J. Franklin

State of Washington
Washington King

I certify that I know or have satisfactory evidence that Douglas T. Franklin Carol J. Franklin 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 Trustees of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug 13, 2015

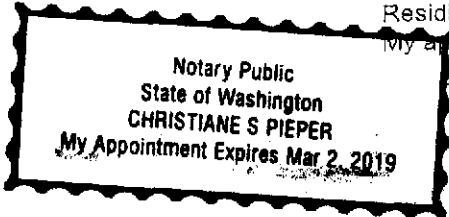


[Signature]
Name: Christiane S Pieper
Notary Public in and for the State of Wash
Residing at: Tacoma
My appointment expires: 03-02-2019

State of Washington
Washington King

I certify that I know or have satisfactory evidence that Douglas T. Franklin Carol J. Franklin 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 Partners of _____ to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: Aug 13, 2015



[Signature]
Name: Christiane S Pieper
Notary Public in and for the State of Washington
Residing at: Tacoma
My appointment expires: 2019 02-03

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. An unrecorded agreement as disclosed by instrument;

Recording Date: October 3, 1945
Recording No.: 383721
By: English Lumber Company
And between: Puget Sound Pulp and Timber Company
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

5. 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

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

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