



201512010079

Skagit County Auditor

\$76.00

12/1/2015 Page

1 of

4 11:57AM

When recorded return to:
Rhonda W. Osborne
2705 155th St. SE
Mill Creek, WA 98012

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025620

CHICAGO TITLE

620025620

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brody P. Hanssen and Dana A. Hanssen, 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
Rhonda W. Osborne, Trustee of The Rhonda W. Osborne Revocable Trust u/d February 25, 2002

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

Lot 2, Block 5 and Lot 2, Block 6, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, according
to the plat thereof recorded in Volume 5 of Plats, pages 37 to 43, records of Skagit County,
Washington;

TOGETHER WITH shorelands of the second class in front of, adjacent to, or abutting upon Lot 2,
Block 6, Lake Cavanaugh Subdivision No. 1, according to the plat thereof, recorded in Volume 5 of
Plats, pages 37 to 43, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P66448 / 3937-006-002-0007, P66425 / 3937-005-002-0009

Subject to:

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

Dated: November 25, 2015

Brody P. Hanssen

Dana A. Hanssen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 4845

DEC 1 2015

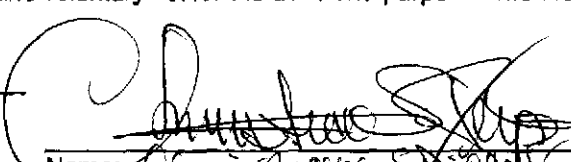
Amount Paid \$ 14,582.33
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of King

I certify that I know or have satisfactory evidence that Brody P. Hanssen and Dana A. Hanssen are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-27-2015


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

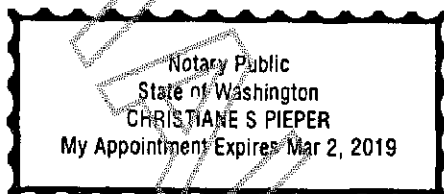


EXHIBIT "A"
Exceptions

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: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable
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: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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.

Recording No: 393244
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. 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;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Recorded: September 22, 1967
Auditor's No.: 704701, records of Skagit County, Washington
Executed By: State of Washington
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: September 22, 1967
Auditor's No(s): 704701, records of Skagit County, Washington
In favor of: Western Power Company
For: Right to overflow
7. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: July 11, 1980
Auditor's No(s): 8007110034, records of Skagit County, Washington
In favor of: James P. Frees and Shirley Frees, husband and wife
For: Septic tank and drain line
8. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: June 1, 1945
Auditor's No(s): 380724, records of Skagit County, Washington
In favor of: Bald Mountain Mill Company
For: The right to remove timber from Sections 22 and 23
9. Terms, conditions, and restrictions of that instrument entitled Skagit County Board of Adjustment Written Order No. 182;
Recorded: March 9, 1982
Auditor's No(s): 8203090028, records of Skagit County, Washington

EXHIBIT "A"

Exceptions (continued)

10. Any matters arising from the location of a bunker as disclosed by a survey recorded February 28, 2002, under Auditor's File No. 200002280122, records of Skagit County, Washington.
11. Record of Survey;
Recorded: June 10, 2005
Auditor's File No.: 200506100143, records of Skagit County, Washington
12. Terms, conditions, and restrictions of that instrument entitled Order on Shoreline Variance SL05-0114 and Setback Reduction SR05-0113;
Recorded: December 14, 2005
Auditor's No(s): 200512140143, records of Skagit County, Washington
13. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: August 11, 2006
Auditor's No(s): 200608110165, records of Skagit County, Washington
14. Terms, conditions, and restrictions of that instrument entitled Title Notification Development Activities On or Adjacent to Designated Natural Resource Lands;
Recorded: August 18, 2006
Auditor's No(s): 200608180045, records of Skagit County, Washington