

When recorded return to:
Dohner Family Trust
P.O. Box 1127
Marysville, WA 98270

Recorded at the request of:
Guardian Northwest Title
File Number: 110929



Skagit County Auditor
4/21/2016 Page 1 of 3 3:28PM \$75.00

Statutory Warranty Deed

110929
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Mark Groeneweg and Lisa Groeneweg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Daniel C. Dohner and Sherrida K. Dohner as Trustees of the Dohner Family Trust, dated October 30, 2007 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Lot 13, Block 3, Lake Cavanaugh Div. 1

Tax Parcel Number(s): P66410, 3937-003-013-0001

Lot 13, Block 3, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County, Washington.

Situated in Skagit County, Washington.
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 4-2016

Mark Groeneweg
Mark Groeneweg

Lisa Groeneweg
Lisa Groeneweg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161483
APR 21 2016

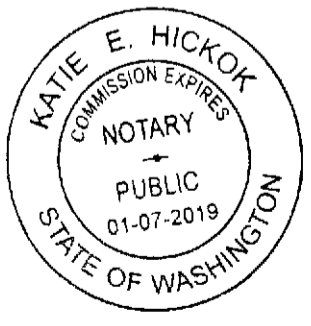
STATE OF Washington)
COUNTY OF Skagit) SS:

Amount Paid \$ 6359.⁶⁰
Skagit Co. Treasurer
By man Deputy

I certify that I know or have satisfactory evidence that Mark Groeneweg and Lisa Groeneweg, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 4-2016

Katie E. Hickok
Printed Name:
Notary Public in and for the State of Washington
Residing at Wilton
My appointment expires: 1-7-19



SCHEDULE "B-1"

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Lake Cavanaugh Subdivision No. 1
Recorded: June 24, 1946
Auditor's File No.: 393244, (Volume 5 of Plats, page 37)

B. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913 and recorded February 28, 1920 in Volume 116 of Deeds, page 285.

C. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: December 13, 2012
Auditor's No.: 201212130110
Regarding: Notice of on-site sewage system maintenance agreement

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

D. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 5, 2013
Auditor's No.: 201306050077
Regarding: Protected critical area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

E. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Mark Groeneweg and Lisa Groeneweg
Recorded: July 1, 2013
Auditor's No.: 201307010181

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 9, 2013
Auditor's No.: 201307090118

G. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 23, 2013
Auditor's No.: 201310230082
Regarding: Set backs

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

H. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 21, 2014
Auditor's No.: 201411210152
Regarding: Drinking water

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.