

When recorded return to:

Mr. Wilkinson & Ms. Baker-Wilkinson
4210 Burke Ave N
Seattle, WA 98103



201607080060

Skagit County Auditor \$76.00
7/8/2016 Page 1 of 4 11:57AM

Filed for Record at Request of:
Hecker Wakefield & Feilberg, P.S.
Escrow Number: 2016184RH

CHICAGO TITLE
620026912

Statutory Warranty Deed

Abbreviated Legal Description: Ptn Lots 57-61, Block :1, Lake Cavanaugh Subdiv. Div. No. 3, and Ptn Gov Lot 1, 28-33-06

THE GRANTOR James D. Adams and Kerry M. Burg, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Shannon Blair Wilkinson and Laura Berdan Baker-Wilkinson, husband and wife

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

For Complete Legal Description See Attached Exhibit A.

Subject to easements, restrictions, reservations, covenants, and conditions of recorded as shown on attached Exhibit B by this reference made a part hereof.

Tax Parcel Number(s): P66832 / 3939-001-064-0316

Dated June 16, 2016

[Signature]
James D. Adams

[Signature]
Kerry M. Burg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20162869
JUL - 8 2016

Amount Paid \$ 14,690.00

Skagit Co Treasurer
By HB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James D. Adams and Kerry M. Burg
the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: July 7, 2016

NANCY A. WICKLER
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
04-01-17

[Signature]
Notary Public in and for the State of Washington
Residing at Seattle
My appointment expires: 4/1/2017

EXHIBIT A

For APN/Parcel ID(s): P66832 / 3939-001-064-0316

PARCEL A:

That portion of Lots 60 and 61, Block 1, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3, as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at a point which is 75.0 feet, South 21°08' West of the Northeasterly corner of Lot 62, Block 1, of said Plat of Lake Cavanaugh Subdivision, Division No. 3, (said point being the line of low water of existing drainage ditch and also the Southeasterly corner of that certain tract conveyed to Hal H. Genest and Barbara O. Genest, husband and wife, by deed dated May 28, 1968, and recorded under Auditor's File No. 714106);

Thence Westerly along the line of low water of said existing drainage ditch to a point on the Northwesterly line of said Lot 60, which is 56 feet Southwesterly of the Northwesterly corner of said Lot 60, and the terminal point of said described line.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Lots 57, 58 and 59, Block 1, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3, as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at a point which is 33.74 feet, South 21°08' West of the Northeasterly corner of said Lot 59; Thence Southwesterly to a point on the West line of said Lot 57, that is 42.0 feet North of the Southwest corner of said Lot 57, and the terminal point of said described line.

Situated in Skagit County, Washington.

PARCEL C:

That portion of Government Lot 1, Section 28, Township 33 North, Range 6 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 59, Block 1, LAKE CAVANAUGH SUBDIVISION DIVISION NO. 3, as per plat recorded in Volume 6 of Plats, pages 25 through 31, inclusive, records of Skagit County, Washington;

Thence North 05°00'00" West along the East line of Lot 59, as shown on said Plat, a distance of 15 feet to the point of beginning of this description;

Thence South 81°56'00" East, a distance of 43 feet, more or less, to ordinary high water line of Lake Cavanaugh;

Thence Northerly along the ordinary high water line of Lake Cavanaugh, a distance of 162 feet, more or less, to the intersection of the ordinary high water line of Lake Cavanaugh with the line of low water of an existing drainage ditch;

Thence Westerly along said drainage ditch line, a distance of 67 feet, more or less, to the East line of Lot 61 of said plat;

Thence South 21°08'00" West along the East line of Lots 61, 60 and 59, a distance of 128 feet, more or less to the point of beginning of this description.

Situated in Skagit County, Washington.



EXHIBIT B

SPECIAL EXCEPTIONS

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. 3:

Recording No. 420716

Easement, including the terms and conditions thereof, created 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

Note: Exact location and extent of easement is undisclosed of record.

Easement, including the terms and conditions thereof, created by instrument;

Recorded: October 17, 1938

Auditor's No.: 306699, records of Skagit County, Washington

In favor of: State Division of Forestry

For: Road for forest protection

Note: Exact location and extent of easement is undisclosed of record.

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.

Terms and conditions of that certain Agreement recorded January 6, 1978, under Auditor's File No. 871577 for a 20 foot easement of the Southerly 20 feet of said property. Said Agreement was modified by Judgment rendered June 29, 1981 in SC 41102 and further modified by Judgment rendered August 19, 1985 in SC 85-2-00121-7.

Findings of Fact Conclusions and Decision and the terms and conditions thereof:

Recording Date: September 13, 1994

Recording No.: 9409130048

Handwritten initials and a circular stamp.

EXHIBIT B

Findings of Fact Entry of Order No. SHL 95 005.ORD and the terms and conditions thereof:

Recording Date: August 7, 1995
Recording No.: 9508070068

Settlement Agreement for Easement to "Renner Island" and the terms and conditions thereof:

Recording Date: March 18, 1997
Recording No.: 9703180080

Waiver of Preference Right and the terms and conditions thereof:

Recording Date: July 23, 1997
Recording No.: 9707230092

Record of Survey:

Recording Date: July 19, 1994
Recording No.: 9407190028

Record of Survey:

Recording Date: December 10, 1997
Recording No.: 9712100114
Affects: Said premises and other property

Title Notification - Special Flood Hazard Area and the terms and conditions thereof:

Recording Date: June 26, 2002
Recording No.: 200206260052

Protected Critical Area Site Plan and the terms and conditions thereof:

Recording Date: August 27, 2002
Recording No.: 200208270064

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

