

When recorded return to:
Robin Bartlett-Smith
2734 NE 89th St
Seattle, WA 98115



Skagit County Auditor
8/3/2016 Page

1 of

5 1:54PM

\$77.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027456

CHICAGO TITLE

5/11

STATUTORY WARRANTY DEED

THE GRANTOR(S) Tracy A. Quickstad, an unmarried person, as his separate estate and Jody K. Quickstad, an unmarried person, as her separate

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

in hand paid, conveys, and warrants to Robin Bartlett-Smith, an unmarried person

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

Lot 18, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 3, according to the plat thereof, recorded in Volume 6 of Plats, pages 25 through 31, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66793 / 3939-001-018-0008

Subject to:

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

Dated: July 26, 2016

Tracy A. Quickstad

Jody K. Quickstad

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163353

AUG 03 2016

Amount Paid \$ 8,282.00
Skagit Co. Treasurer
By Deputy

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Tracy A. Quickstad



Jody K. Quickstad

STATUTORY WARRANTY DEED

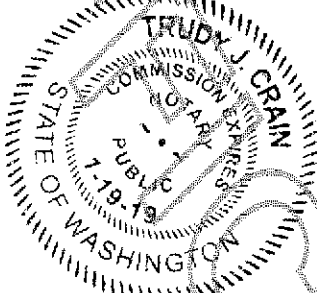
(continued)

State of Wash
County of Skagit

I certify that I know or have satisfactory evidence that Jody K. Quickstad

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-1-16



Name: [Signature]
Notary Public in and for the State of Wash
Residing at: [Signature]
My appointment expires: 1-19-19

State of _____
County of _____

I certify that I know or have satisfactory evidence that _____

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

STATUTORY WARRANTY DEED

(continued)

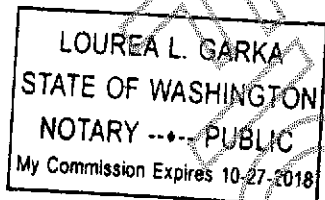
State of WASHINGTON

County of Snohomish

I certify that I know or have satisfactory evidence that Tracy A Ouckstad

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 2, 2016



Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

State of _____

County of _____

I certify that I know or have satisfactory evidence that _____

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

EXHIBIT "A"
Exceptions

1. 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 DIVISION 3:

Recording No: 420716

2. 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.

3. Rights of Bald Mountain Mill Company to remove Cedar timber from Sections 22 and 23 as disclosed by agreement recorded June 1, 1945 under Auditor's File No. 380724.

4. Terms and Conditions of Shoreline Permit:

Recording Date: May 9, 1983
Recording No.: 8305090001

5. 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.
6. City, county or local improvement district assessments, if any.