

When recorded return to:  
Dirk Krech  
16026 179th Place NE  
Woodinville, WA 98072



201608160064  
Skagit County Auditor  
8/16/2016 Page 1 of 3 2:08PM \$75.00

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027219

**CHICAGO TITLE**  
620027219

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary L. Maduzia, a single person and Marjie L. Johnson, a single person  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Dirk Krech, presumptively subject to the community property  
interest of a spouse/registered domestic partner, if any

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

Lot 106, Block 3, 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.

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

Tax Parcel Number(s): P66756/3938-003-106-0008,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016 3576  
AUG 16 2016

Amount Paid \$  
Skagit Co. Treasurer

By MG Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: August 8, 2016

Mary L. Maduzia  
Mary L. Maduzia  
Marjie L. Johnson  
Marjie L. Johnson

State of WASHINGTON  
County of ~~SKAGIT~~ KING WA

I certify that I know or have satisfactory evidence that Mary L. Maduzia is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 08.13.2016

Johnny K. Sheu  
Name: JOHNNY K. SHEU  
Notary Public in and for the State of WA  
Residing at: LYNNWOOD, WA  
My appointment expires: 11.08.2016

NOTARY PUBLIC  
STATE OF WASHINGTON  
JOHNNY K. SHEU  
My Appointment Expires  
NOVEMBER 08, 2016

State of WASHINGTON  
County of ~~SKAGIT~~

I certify that I know or have satisfactory evidence that Marjie L. Johnson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 08.15.2016

Johnny K. Sheu  
Name: JOHNNY K. SHEU  
Notary Public in and for the State of WA  
Residing at: LYNNWOOD, WA  
My appointment expires: 11.08.2016

NOTARY PUBLIC  
STATE OF WASHINGTON  
JOHNNY K. SHEU  
My Appointment Expires  
NOVEMBER 08, 2016

**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

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