

When recorded return to:
William J. Helliard and Patricia B. Helliard
24534 Finlan Place
Mount Vernon, WA 98274



Skagit County Auditor
10/3/2016 Page

1 of

5

\$77.00
1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028408

CHICAGO TITLE 620028408

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mark J. Richardson and Lise A.R. Richardson, who acquired title as Mark Richardson and Lise Richardson, 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 William J. Helliard and Patricia B. Helliard, a married couple

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

Lot 9, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, Pages 37 through 43, inclusive, recorded under Auditor's File No. 393244, records of Skagit County, Washington.

Situate in Skagit County, Washington

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

Tax Parcel Number(s): P66406 / 3937-003-009-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164527
OCT 03 2016

Amount Paid \$7587.80
Skagit Co. Treasurer
By *mem* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2016



Mark J. Richardson



Lise A.R. Richardson

STATUTORY WARRANTY DEED
(continued)

State of Washington

County of King

I certify that I know or have satisfactory evidence that

Mark J. Richardson and Lisa A.R. Richardson
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: September 30, 2016

Nicole S. Kerner

Name: Nicole S. Kerner
Notary Public in and for the State of Washington
Residing at: Sammamish
My appointment expires: 12-19-18

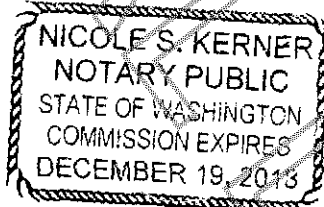


EXHIBIT "A"
Exceptions

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 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. 1:**

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. Right of way easement as disclosed by deed recorded October 3, 1945 under Auditor's File No. 383721, records of Skagit County, Washington.

6. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913;

Recording Date: February 28, 1920
Recorded In.: Volume 116 of Deeds, Page 285

7. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey,

EXHIBIT "A"

Exceptions (continued)

Recording Date: February 3, 1995
Recording No.: 9502030072

8. Skagit County Planning and Development Services Findings of Fact, including the terms, covenants and provisions thereof;

Recording Date: June 4, 2007
Recording No.: 200706040168

9. Protected Critical Area Site Plan, including the terms, covenants and provisions thereof;

Recording Date: June 5, 2008
Recording No.: 200806050084

10. Drinking Water System Status Report, including the terms, covenants and provisions thereof;

Recording Date: March 2, 2009
Recording No.: 200903020109

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