

When recorded return to:  
Lynford Vere Somers  
901 Metcalf St.  
Sedro Woolley, WA 98284



201610310306

Skagit County Auditor \$76.00  
10/31/2016 Page 1 of 4 4:03PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620028828

**CHICAGO TITLE**  
620028828

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Craig S. Wax and Kelli A. Wax, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Lynford Vere Somers, an unmarried man

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

Lot 23 and a 1/16th interest in Tract B, LAKE CAVANAUGH PARK, as per plat recorded in Volume 7 of Plats, pages 63 and 64, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P67045 / 3940-000-023-0080

Subject to:

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

Dated: October 26, 2016

\_\_\_\_\_  
Craig S. Wax

\_\_\_\_\_  
Kelli A. Wax

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20164974  
OCT 31 2016

Amount Paid \$ 4143.50  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WASHINGTON

COUNTY of SNOHOMISH

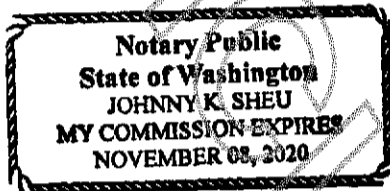
I certify that I know or have satisfactory evidence that  
CRAIG S WAX & KELLI A WAX

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: 10.27.2016

*Johnny K. Sheu*

Name: JOHNNY K. SHEU  
Notary Public in and for the State of WA  
Residing at: LYNNWOOD, WA  
My appointment expires: 11.08.2020



**EXHIBIT "A"**  
**Exceptions**

1. Rights as granted Western Power Company, a corporation, to overflow and inundate certain state lands (including a portion of premises under search) as disclosed by that certain instrument;  
Dated: May 20, 1913  
Recorded: February 28, 1920  
Auditor's File No.: 139710, records of Skagit County, Washington  
Volume/Page: Volume 115 of Deeds, page 287
2. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;  
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed  
From: The State of Washington  
Recorded: September 22, 1952  
Auditor's No.: 480173, records of Skagit County, Washington
3. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 22, 1952  
Auditor's No(s): 480173, records of Skagit County, Washington  
In favor of: Right-of-way for overflow for the Western Power Company, heretofore granted under Application No. 8910  
  
Note: Exact location and extent of easement is undisclosed of record.
4. 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 PARK:  
  
Recording No: 539408
5. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 31, 1956  
Auditor's No(s): 539498, records of Skagit County, Washington  
In favor of: Private road way, pipelines and polelines  
For: Private road way, pipelines and polelines  
Affects: The legal description contained in said easement is not sufficient to determine its exact location within said premises
6. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: March 6, 1961  
Auditor's No(s): 604864, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Said power line to more or less following the 20 foot strip of land that is being used for road purposes through the above mentioned tract of land as described in Skagit County Auditor's File No. 539498, records of Skagit County, Washington.
7. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: October 26, 2011  
Recording No.: 201110260064
8. Assessments, if any, levied by Lake Cavanaugh Park.

**EXHIBIT "A"**

Exceptions  
(continued)

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