

When recorded return to:
Benjamin Orlo Barhanovich and Andrea E.
Barhanovich
2129 Howard Ave.
Everett, WA 98203



201612290072

Skagit County Auditor \$75.00
12/29/2016 Page 1 of 3 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620029291

Escrow No.: 620029291

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edward J. Clarke and Anastasia Clarke, husband and wife

for and in consideration of
in hand paid, conveys, and warrants to Jerry Barhanovich and Karen Barhanovich, Husband and Wife
and Benjamin Orlo Barhanovich and Andrea E. Barhanovich, Husband and Wife and Brian
Barhanovich, an unmarried man

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

Lot 108 and the South 40 feet of Lot 109, Block 1, LAKE CAVANAUGH SUBDIVISION NO. 3,
according to the plat thereof, recorded in Volume 6 of Plats, page 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): P66884 / 3939-001-108-0009, P66885 / 3939-001-109-0008

Subject to:

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

Dated: December 27, 2016

Edward J. Clarke

Edward J. Clarke

Anastasia Clarke

Anastasia Clarke

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 5866
DEC 29 2016

Amount Paid \$ 10,062.00
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

County of Skagit.

I certify that I know or have satisfactory evidence that

Edward J. Clarke Anastasia Clarke

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

Dated: December 29, 2014

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

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

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 NO. 3:

Recording No.: 420716

2. 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.

3. 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

4. Terms, conditions, and restrictions of that instrument entitled Skagit County Board of Adjustment Written Order #49;
Recorded: February 18, 1982
Auditor's No(s): 8202180025, records of Skagit County, Washington

5. Agreement, including the terms and conditions thereof; entered into;
By: William Crawford and Jerri Lynn Crawford, husband and wife
And Between: Skagit County
Recorded: July 15, 1982
Auditor's No. 8207150015, records of Skagit County, Washington
Providing: Alternative sewage system

6. 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.

7. Rights of Bald Mountain Mill Company, a Corporation, to remove Cedar Timber from Sections 22 and 23, as disclosed by that certain supplemental agreement dated July 30, 1941 and recorded June 1, 1945, under Auditor's File No. 380724.

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

Recording Date: December 27, 2012
Recording No.: 201212270034

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