

When recorded return to:  
Gerald L Farnes and Deborah L Farnes  
8928 180th St NW  
Stanwood, WA 98292



201701200055

Skagit County Auditor \$77.00  
1/20/2017 Page 1 of 5 11:31AM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620029745

**CHICAGO TITLE**  
620029745

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Brett Linert, an unmarried man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Gerald L Farnes and Deborah L Farnes, a married couple

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

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

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

Lot(s): 10 Block: 3 LAKE CAVANAUGH SUBDIVISION NO. 1

Tax Parcel Number(s): P66407 / 3937-003-010-0004

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 238  
JAN 20 2017

Subject to:

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

Dated: January 10, 2017

Amount Paid \$9350.<sup>00</sup>  
Skagit Co. Treasurer  
By *Tom* Deputy

Brett Linert

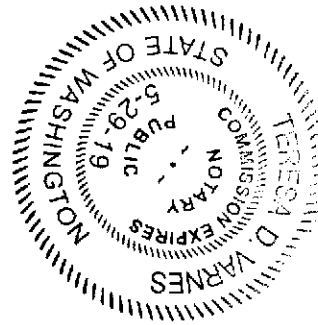
**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Brett Linert 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: 1-19-17

Teresa D. Varnes  
Name: Teresa D. Varnes  
Notary Public in and for the State of WA  
Residing at: Camano Island  
My appointment expires: 5/29/19



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66407 / 3937-003-010-0004**

---

Lot 10, 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

**EXHIBIT "B"**  
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. Rights of Bald Mountain Mill Company to remove cedar timber recorded June 1, 1945 under Auditor's File No. 380724, records of Skagit County, Washington.
  
6. Right of way easement as disclosed by deed recorded October 3, 1945 under Auditor's File No. 383721, records of Skagit County, Washington.
  
7. Agreement, including the terms and conditions thereof; entered into;  
Auditor's No. 9411010060, records of Skagit County, Washington  
Providing: Alternative Sewage System Installations
  
8. Terms and conditions set forth in Variance for Construction recorded November 2, 1994 under Auditor's File No. 9411020081, records of Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions  
(continued)

9. Terms, conditions, and restrictions of that instrument entitled Property Adjacent to Designated Natural Resource Lands Title Notification;  
Recorded: December 24, 1996  
Auditor's No(s): 9612240045, records of Skagit County, Washington
10. Terms and conditions set forth in Drinking Water System Status Report recorded October 21, 2002 under Auditor's File No. 200210210195, records of Skagit County, Washington.
11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey
- Recording Date: February 3, 1995  
Recording No.: 9502030072  
Matters shown: Encroachment of a log deck onto Lot 11 to the Southeast by an undisclosed amount, encroachment of adjoining stairway 0.15 feet onto said premises along the Southeasterly line, and an encroachment of a wooden bulkhead by .65 feet onto Lot 9 along the Northwesterly line of said premises.
12. City, county or local improvement district assessments, if any.