

When recorded return to:
Brody Hanssen and Dana Hanssen
3560 N Harrison Dr
Issaquah, WA 98029



201703020129
Skagit County Auditor
3/2/2017 Page 1 of 3 3:36PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028330

CHICAGO TITLE
620028330

STATUTORY WARRANTY DEED

THE GRANTOR(S) Mary Parkwell, an unmarried woman, formerly known as Mary T. Shemesh
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Brody Hanssen and Dana Hanssen, Husband and Wife

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

Lot 86, Block 1 and Lot 47, Block 3, Lake Cavanaugh Subdivision Division No. 2, according to the
plat thereof, recorded in Volume 5 of plats, pages 49 to 54, records of Skagit County, Washington.

Situate in Skagit County, Washington.

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

Tax Parcel Number(s): P66564 / 3938-001-086-0006

Subject to:

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

Dated: February 24, 2017

Mary Parkwell
Mary Parkwell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017819
MAR 02 2017

Amount Paid \$ 15,580.00
Skagit Co. Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Mary Parkwell

(State 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: February 28, 2017

Kathryn A. Freeman

Name: Kathryn A. Freeman

Notary Public in and for the State of WA

Residing at: Snohomish CO

My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

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. 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. 2:

Recording No: 396262
5. Easement for a right to overflow granted to Western Power Company on May 27, 1913 under Application No. 8924, as disclosed by instrument

Recording Date: March 8, 1966
Recording No.: 679725
Affects: Second Class Shorelands only
6. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 679725
Affects: Second Class Shorelands only
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: July 18, 2002
Recording No.: 200207180103
Matters shown: wall and fence at variance with boundary line
8. Protected Critical Area Plan, including the terms, covenants and provisions thereof

Recording Date: April 19, 2002
Recording No.: 200204190118
9. City, county or local improvement district assessments, if any.