

**When recorded return to:**

Charles W. Domby and Evelyn Pulford Domby  
33792 N Shore Dr  
Mount Vernon, WA 98274



201704130055

Skagit County Auditor

\$78.00

4/13/2017 Page

1 of

4 1:47PM

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

**CHICAGO TITLE**  
620030519

Escrow No.: 620030519

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Everett Ryan Craven and Michelle Lynn Craven, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Charles W. Domby and Evelyn Pulford Domby, husband and  
wife and Arthur W. Domby, an unmarried man and Elizabeth M. Domby, an unmarried woman

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

Tract F, LAKE CAVANAUGH, SUBDIVISION NO. 1, according to the plat thereof, recorded in  
Volume 5 of Plats, page 37, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66485 / 3937-006-039-0004

Subject to:

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

Dated: April 10, 2017

\_\_\_\_\_  
Everett Ryan Craven

\_\_\_\_\_  
Michelle Lynn Craven

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20171487  
APR 13 2017

Amount Paid \$1340.00  
Skagit Co. Treasurer  
By   
Deputy

STATUTORY WARRANTY DEED  
(continued)

State of WA

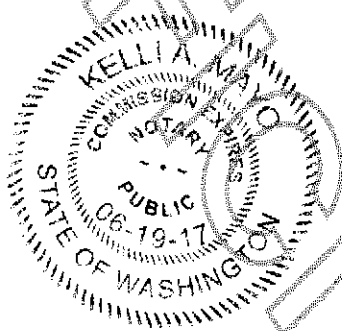
County of Skagit

I certify that I know or have satisfactory evidence that

Michelle Craven & Everett Ryan Craven  
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: 4/12/17

Name: Kelli A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/17



**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 and Restrictions contained in said plat as follows:  
  
No noxious or offensive trade shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance to the neighborhood.  
  
No lots shall be used for commercial business or manufacturing purposes.  
  
No building shall be constructed closer than 10 feet to any lot boundary.
  
4. Agreement, including the terms and conditions thereof; entered into;  
By: English Lumber Company  
And Between: Bald Mountain Mill Company  
Recorded: July 30, 1941  
Auditor's No. 380724, records of Skagit County, Washington
  
5. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenants or restrictions, if any, 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;  
Recorded: October 3, 1994  
Auditor's No(s): 9410030132, records of Skagit County, Washington  
Executed By: John Hancock Mutual Life Insurance  
As Follows: The premises described hereunder are hereby conveyed "as is," by the tract and not by the acre, the acreage not being guaranteed by the Grantor.
  
6. Record of Survey;  
Recorded: October 3, 1995  
Auditor's No.: 9510030014, records of Skagit County, Washington
  
7. Lot of Record Certification  
  
Recording Date: October 16, 2006  
Recording No.: 200610160181
  
8. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:  
  
"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial

## EXHIBIT "A"

### Exceptions (continued)

activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

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