

When recorded return to:
Keith L. Gorrell and Kimberly L. Gorrell
10107 Dakota Way
Everett, WA 98204



201704200050

Skagit County Auditor
4/20/2017 Page

\$76.00
1 of 4 11:30AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620030422

Escrow No.: 620030422

STATUTORY WARRANTY DEED

THE GRANTOR(S) Aaron B. Lord and Shanon L. Lord, husband and wife

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

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

Lots 18 and 19, Block 2, 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): P66652 / 3938-002-019-0006

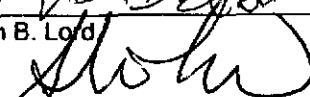
Subject to:

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

Dated: April 12, 2017



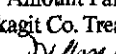
Aaron B. Lord



Shanon L. Lord

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171616
APR 20 2017

Amount Paid \$ 1206.50
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED
(continued)

State of Washington
County Snohomish of Snohomish

I certify that I know or have satisfactory evidence that

Aaron B. Lord Sharon L. Lord
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: April 17, 2017

Scott A. Saylor
Name: Scott A. Saylor
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 11/30/20

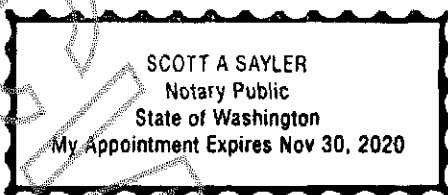


EXHIBIT "A"
Exceptions

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. Encroachment of a covered wood storage onto the Easterly portion of Lot 18 as delineated on the face of Survey, recorded February 7, 1994, under Auditor's File No. 9402070112, records of Skagit County, Washington
6. Encroachment of a planter box onto the Easterly portion of Lot 18 as delineated on the face of Survey, recorded February 7, 1994, under Auditor's File No. 9402070112, records of Skagit County, Washington
7. Encroachment of a fence onto the Easterly portion of Lot 18 as delineated on the face of Survey, recorded February 7, 1994, under Auditor's File No. 9402070112, records of Skagit County, Washington.
8. Encroachment of a concrete/wood retaining wall onto the Easterly portion of Lot 18 as delineated on the face of Survey, recorded February 7, 1994, under Auditor's File No. 9402070112, records of Skagit County, Washington.
9. Encroachment of a garage roof eave onto the Easterly portion of Lot 18 by approximately 0.9 feet as delineated on the survey, recorded February 7, 1994, under Auditor's File No. 9402070112, records of Skagit County, Washington
10. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: August 14, 2014

Recording No.: 201408140008

As Follows:

"IS NOT the minimum lot size required for the Rural Village Residential zoning district in which the lot is located, does not meet an exemption listed in SCC 14.16.850(4)(c) and therefore IS NOT eligible to be considered for development permits."

11. Reasonable Use Exception Determination including the terms, covenants and provisions thereof

EXHIBIT "A"

Exceptions (continued)

Recording Date: November 25, 2014
Recording No.: 201411250093

12. Protected Area Site Plan including the terms, covenants and provisions thereof

Recording Date: August 27, 2015
Recording No.: 201508270084

13. 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.
14. City, county or local improvement district assessments, if any.