

When recorded return to:
Kanwardeep S Nijher and Barinder Nijher
2123 242nd St SE
Bothell, WA 98021



201707240190

Skagit County Auditor \$78.00
7/24/2017 Page 1 of 5 1:44PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173374
JUL 24 2017

Amount Paid \$15,633.40
Skagit Co. Treasurer
By *MG* Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620031440

Escrow No.: 620031440

STATUTORY WARRANTY DEED

THE GRANTOR(S) Russell A Vogt, a married man as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Kanwardeep S Nijher and Barinder Nijher, a married couple

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

Lots 47, 48 and 49, Block 1, LAKE CAVANAUGH SUBDIVISION DIVISION 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): P66822 / 3939-001-047-0003, P66823 / 3939-001-049-0001.

Subject to:

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

Dated: July 21, 2017

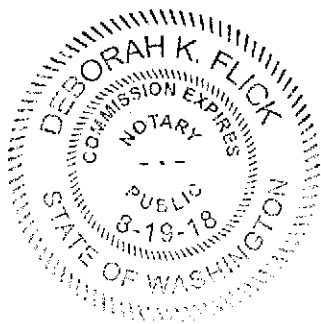
Russell A. Vogt
Russell A Vogt

Melodie Ann Vogt
Melodie Ann Vogt

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Russell A Vogt and Melodie Ann Vogt
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: 7/24/2017



Deborah K. Flick
Name: DEBORAH K. FLICK
Notary Public in and for the State of WA
Residing at: Ashe
My appointment expires: 8/9/18

EXHIBIT "A"

Exceptions

1. 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. 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

Note: Exact location and extent of easement is undisclosed of record.

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. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 10, 1989
Recording No.: 8905100031
Matters shown: Encroachment of a cabin and chimney onto Lot 46 by approximately 0.5 feet

6. Single Family and Accessory Structure Side Yard Easement including the terms, covenants

EXHIBIT "A"

Exceptions (continued)

and provisions thereof

Recording Date: October 19, 1994
Recording No.: 9410190029

7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Russell A. Vogt
Purpose: Ingress, egress, utilities, parking, recreational use, camping, right to plant, trim or remove any vegetation, the right to move, grade, fill or otherwise alter the topography of the easement area, the right to maintain, construct and demolish, structures and improvements of any kind in any location within the easement area, including but not limited to a dock and dock access to Lake Cavanaugh, and to include the right to exclude all others, including the owners of the servient estate from the use of the easement area.

Recording Date: May 25, 2005
Recording No.: 200505250078
Affects: Portion of Lot 49

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

Recording Date: June 8, 2005
Recording No.: 200506080003

9. 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 Survey:

Recording No: 200506100144

10. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: January 20, 2006
Recording No.: 200601200074

11. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: January 20, 2006
Recording No.: 200601200075

12. Affect, if any, Legal Affidavit including the terms, covenants and provisions thereof

EXHIBIT "A"

Exceptions
(continued)

Recording Date: December 31, 2007

Recording No.: 200712310174

We find no deed of record from the Department of Natural Resources to Joh and Thelma Vogt for "tide lands"

13. City, county or local improvement district assessments, if any.
14. Amended and Restated Easement and the terms and conditions thereof:

Recording Date: July 20, 2017

Recording No.: 201707200075