

When recorded return to:  
Brett Linert  
526 North West Ave PMB 9  
Arlington, WA 98223



201708250062  
Skagit County Auditor \$78.00  
8/25/2017 Page 1 of 5 11:41AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032155

CHICAGO TITLE  
620032155

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Janice M. Lisherness, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Brett Linert, an unmarried person

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

Lot 29, Block 2, LAKE CAVANAUGH SUBDIVISION NO. 3, according to the plat thereof recorded  
in Volume 6 of Plats, page 25, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66980 / 3939-002-029-0003,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017 3998  
AUG 25 2017

Amount Paid \$512.30  
Skagit Co. Treasurer  
By *mem* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 22, 2017

Janice M. Lisherness  
Janice M. Lisherness

**STATUTORY WARRANTY DEED**

(continued)

State of Washington

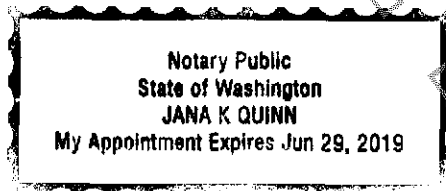
County of Skaagit

I certify that I know or have satisfactory evidence that

Janice M. Lisherness  
(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: August 13, 2017

Jana K Quinn  
Name: Jana K Quinn  
Notary Public in and for the State of Washington  
Residing at: Granite Falls  
My appointment expires: 06/29/2019



## EXHIBIT "A"

### Exceptions

1. 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
2. Rights of Bald Mountain Mill Company, a corporation, to remove cedar timber from Sections 22 and 23, as disclosed by that certain Supplemental Agreement dated July 30, 1941, recorded June 1, 1945, under Auditor's File No. 380724, records of Skagit County, Washington.
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 NO. 3:  
  
Recording No: 420716
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. City, county or local improvement district assessments, if any.
6. In the event that the Land is occupied or intended to be occupied by the owner and a spouse or registered domestic partner as a homestead, the conveyance or encumbrance of the Land must be executed and acknowledged by both spouses or both registered domestic partners, pursuant to RCW 6.13 which now provides for an automatic homestead on such Land.
7. This item intentionally deleted  
If the proposed insured is a married person or member of a registered domestic partnership acquiring title as his/her separate estate, the Company will require a Deed be executed by the spouse or registered domestic partner of the proposed insured to establish separate property.

A deed from the spouse or registered domestic partner will not eliminate the requirement that both spouses or registered domestic partners execute any new monetary encumbrances to comply with the automatic homestead provisions of RCW 6.13.060 if both spouses or registered domestic partners intend to reside on the Land.

## EXHIBIT "A"

### Exceptions (continued)

8. According to the application for title insurance, the purchase price in the proposed transaction is less than the assessed valuation of the property. The COUNTY will require documentation validating the purchase price as bona fide offer. Said documentation may be in the form of a copy of the Purchase and Sale Agreement AND MUST BE SENT IN WITH THE RECORDING PACKAGE or your package will be rejected by the County Recorder's Office and closing may be delayed.
9. Your application for title insurance was placed by reference to only a street address or tax identification number. Based on our records, we believe that the legal description in this report covers the parcel(s) of Land that you requested. If the legal description is incorrect, the seller/borrower must notify the Company and/or the settlement company in order to prevent errors and to be certain that the correct parcel(s) of Land will appear on any documents to be recorded in connection with this transaction and on the policy of title insurance.