

When recorded return to:  
Brian White  
33026 Deer Park Lane  
Mount Vernon, WA 98274



201708250122  
Skagit County Auditor

8/25/2017 Page

1 of

5 3:35PM

\$78.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620031971

CHICAGO TITLE  
620031971

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Barry Otterholt and Nancy L Otterholt, 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 Brian White, a single person

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

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

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

Lot(s): 89 AND PTN ~~89~~ Block: 1 LAKE CAVANAUGH SUBDIVISION NO. 3

Tax Parcel Number(s): P66860 / 3939-001-089-0002

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174017  
AUG 25 2017

Amount Paid \$ 7641.20  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 21, 2017

Barry Otterholt  
Barry Otterholt

Nancy L Otterholt  
Nancy L Otterholt

State of WASHINGTON  
County of ~~SKAGIT~~ KING *m.v.w.*

I certify that I know or have satisfactory evidence that Barry Otterholt and Nancy L Otterholt are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 8-22-2017

Michael D. Van Wagner  
Name: Michael D. Van Wagner  
Notary Public in and for the State of Washington  
Residing at: Woodinville  
My appointment expires: 5-1-2021

MICHAEL D. VAN WAGNER  
STATE OF WASHINGTON  
NOTARY --- PUBLIC  
My Commission Expires 05-01-2021

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P66860 / 3939-001-089-0002**

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**PARCEL A:**

Lot 89, Block 1, LAKE CAVANAUGH SUBDIVISION NO. 3, according to the plat thereof recorded in Volume 6 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL B:**

A non-exclusive easement for ingress and egress over and across a 10 foot wide strip of land which runs Westerly from the Northeast corner of Lot 91 across Lots 91 and 90 of said plat to the East line of said Lot 89, as established by instrument recorded October 19, 1960, in Volume 312 of Deeds, page 416, under Auditor's File No. 599992, records of Skagit County, Washington.

Situated in Skagit County, Washington

**PARCEL C:**

That portion of Lot 88, Block 1, PLAT OF LAKE CAVANAUGH SUBDIVISION NO. 3, according to the plat thereof recorded in Volume 3 of Plats, pages 25 to 31, inclusive, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Lot 88;  
Thence North 78°13' West along the North line thereof 61.32 feet to the Northwest corner of said Lot 88;  
Thence South along the West line of said Lot 88, a distance of 110.83 feet;  
Thence East 60.00 feet to the East line of said Lot 88;  
Thence North along said East line 98.31 feet to the point of beginning.

Situated in Skagit County, Washington

**EXHIBIT "B"**  
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 PLAT OF LAKE CAVANAUGH SUBDIVISION NO. 3:

Recording No: 420716

2. 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.

3. Agreement, including the terms and conditions thereof; entered into;  
By: David E. Cochran and Mary E. Cochran  
And Between: Skagit County  
Recorded: April 14, 1992  
Auditor's No.: 9204140054, records of Skagit County, Washington  
Providing: Alternative sewage system installation
4. Agreement, including the terms and conditions thereof; entered into;  
By: David E. Cochran and Mary E. Cochran  
And Between: Skagit County  
Recorded: April 12, 1993  
Auditor's No.: 9304120004, records of Skagit County, Washington  
Providing: On-site sewage system status
5. 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.

## EXHIBIT "B"

### Exceptions (continued)

6. Agreement, including the terms and conditions thereof; entered into;  
By: Judy Coffman  
And Between: Skagit County  
Recorded: October 8, 1993  
Auditor's No.: 9310080106, records of Skagit County, Washington  
Providing: Septic System
7. Agreement, including the terms and conditions thereof; entered into;  
By: George W. Ploudre and Mary E. Ploudre, husband and wife  
And Between: Ken Coffman and Judy Coffman, husband and wife  
Recorded: September 21, 1994  
Auditor's No.: 9409210060, records of Skagit County, Washington  
Regarding: Encroachment disclosed by survey recorded under Auditor's  
File No. 9109090115
8. Covenants, conditions and restrictions 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 in the document
- Recording Date: December 1, 2000  
Recording No.: 20012010099  
As Follows: The above property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purposes of creating an additional building lot.  
Affects: Parcel C
9. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
- Recording Date: August 4, 2010  
Recording No.: 201008040021  
Matters shown: steps
- Said document replaces and supercedes Auditor's File No. 201007190094.
10. License Agreement including the terms, covenants and provisions thereof
- Recording Date: December 14, 2010  
Recording No.: 201012140016
11. City, county or local improvement district assessments, if any.