

When recorded return to:

Mr. Eric C. Hall, Mrs. Susan S. Kennedy  
PO Box 6205  
Bellevue, WA 98008



201709270027  
Skagit County Auditor  
9/27/2017 Page

1 of

\$78.00

5 12:14PM

2017 4549  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 27 2017

Filed for Record at Request of  
Curtis And Casteel Law Group, PLLC  
Escrow Number: C1700727JB

Amount Paid \$ 4010<sup>00</sup>  
By Skagit Co. Treasurer  
Deputy  
MF

Land Title and Escrow

01-163252-0

### Statutory Warranty Deed

THE GRANTORS William L. Russell and Deborah A. Russell, his wife on April 21, 2006, the date of acquiring title for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Eric C. Hall, an unmarried individual and Susan S. Kennedy, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 34, Blk. 6, Lake Cavanaugh Subdiv. #1

Tax Parcel Number(s): P66477/3937-006-034-0009

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

For further particulars reference is made to Exhibit "C" attached hereto and by this reference made a part hereof. Exhibit "C" -- Skagit County Right-To-Manage Natural Resource Lands Disclosure.

Dated September 20, 2017

William L. Russell  
William L. Russell

Deborah A. Russell  
Deborah A. Russell

STATE OF Washington }  
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that William L. Russell and Deborah A. Russell

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-21-2017

Aaron Krieger  
Notary Public in and for the State of Washington  
Residing at Chase Bank  
My appointment expires: April 21<sup>st</sup> 2021



## EXHIBIT "A"

Lot 34, Block 6, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington,

*EXCEPT* that portion described as follows:

Begin at the Southeast corner of said Lot 34;  
thence North  $49^{\circ}00'30''$  West along the Southwesterly line of said Lot 34 to a point on a line 10 feet West of and parallel with the East line of said Lot 34;  
thence Northeasterly in a straight line to a point on the East line of said Lot 34 that lies 50 feet Northerly of the point of beginning, as measured along said East line;  
thence South along said East line 50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

## **EXHIBIT "B"**

### **I. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:**

Recorded: May 25, 2016  
Auditor's File No.: 201605250071

### **K. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:**

Auditor's No.: 200208220056  
As Follows: Boundary line adjustment established by Skagit County  
Superior Court Stipulation and Agreed Decree adjusting  
boundary per Cause No. 01-2-00131-3.

As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

**EXCEPTIONS:**

**A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT, AS FOLLOWS:**

Plat/Short Plat: Lake Cavanaugh Subdivision, Division No. 1  
Recorded: June 24, 1946  
Auditor's No.: Volume 5 of Plats, page 37

B. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line of ordinary high water of Lake Cavanaugh.

C. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

D. Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 22, 1913 and recorded February 28, 1920 in Volume 116 of Deeds, page 285.

**E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:**

Grantee: Owners of Lots 30 to 34, Block 6 of Lake Cavanaugh Subdivision, Division I  
Purpose: Perpetual easement for ingress and egress  
Area Affected: The existing roadway with a right of way 16 feet in width, commencing at the intersection of Phipps Drive and the Easterly boundary of said Lot 34, and progressing Westerly over said Lots 34, 33, 32, 31 and 30.  
Dated: December 23, 1970  
Recorded: February 25, 1971  
Auditor's No.: 749131

**F. MATTERS DISCLOSED BY RECORD OF SURVEY:**

Recorded: July 31, 2000  
Auditor's File No.: 200007310062  
Affects: Subject property and other lands

**G. MATTERS DISCLOSED BY RECORD OF SURVEY:**

Recorded: August 22, 2002  
Auditor's File No.: 200208220056  
Affects: Portion of subject property and other lands

**H. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:**

Recorded: March 29, 2016  
Auditor's File No.: 201603290004  
As follows:

"The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot."

Exhibit "C"

Form 22P  
Skagit Right-to-Manage Disclosure  
Rev. 10/14  
Page 1 of 1

**SKAGIT COUNTY  
RIGHT-TO-MANAGE  
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service  
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated September 05, 2017  
between Susan S Kennedy Eric C Hall ("Buyer")  
Buyer Buyer  
and William L Russell Deborah A Russell ("Seller")  
Seller Seller  
concerning P66477 Phipps Dr Mount Vernon WA 98274 (the "Property")  
Address City State Zip

Buyer is aware that 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 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.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenticsign  
Susan S Kennedy 09/05/2017  
Buyer 1:31:50 PM PDT Date

William L Russell 9/7/17  
Seller Date

Authenticsign  
Eric C Hall 09/06/2017  
Buyer 1:51:39 AM PDT Date

Deborah A Russell 9/7/17  
Seller Date