

When recorded return to:

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



201709270028

Skagit County Auditor

\$77.00

9/27/2017 Page

1 of

4 12:14PM

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1700705JB

Land Title and Escrow

Statutory Warranty Deed

01-164619-0

THE GRANTOR William L. Russell, a married man as his separate property 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 1 & Ptn Lot 2, Cavanawood #1, EXCEPT Ptn Lot 1

Tax Parcel Number(s): P64022/3875-000-001-0203

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

This is not the Grantor's primary residence.

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174548
SEP 27 2017

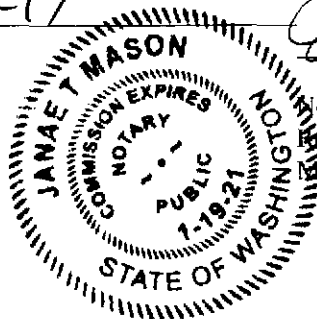
Amount Paid \$ 1235.00
By ML Skagit Co. Treasurer
Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

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

is the person who appeared before me, and said person acknowledged that signed this instrument and acknowledge it to be his her he she free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9-21-17



[Signature]
Notary Public in and for the State of WA
Residing at Marysville
My appointment expires: 1-19-21

EXHIBIT "A"

DESCRIPTION:

Lot 1 and a portion of Lot 2, "CAVANAWOOD SUBDIVISION NO. 1", as per plat recorded in Volume 6 of Plats, page 33, in the records of Skagit County, State of Washington;

TOGETHER WITH that portion lying East of the adjusted boundary line, as established by Skagit County Superior Court Stipulation and Agreed Decree Adjusting Boundary, No. 01-2-00131-3, said adjusted boundary line more fully described as follows:

Beginning at a point along the North line of said Lot 2, 7 feet East of the Northwest corner of said Lot 2; thence Southerly to a point along the South line of Lot 1, of said "CAVANAWOOD SUBDIVISION NO. 1", said point lying 3 1/2 feet West of the Southwest corner of said Lot 2, as measured along the South boundary line of said Lot 1, being the terminal point of the described line.

EXCEPT that portion of Lot 1, of said "CAVANAWOOD SUBDIVISION NO. 1", lying West of the above described adjusted boundary line, as established by Skagit County Superior Court Stipulation and Agreed Decree Adjusting Boundary No. 01-2-00131-3.

TOGETHER WITH That portion of 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, described as follows:

Begin at the Southeast corner of said Lot 34;
thence North 49°00'30" West along the Southwesterly line of said Lot 34 to a point on a line of 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"

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. MATTERS DISCLOSED BY RECORD OF SURVEY:

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

F. MATTERS DISCLOSED BY RECORD OF SURVEY:

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

G. 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."

H. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:

For: Fire protection
In Favor Of: State of Washington, Division of Forestry
Recorded: March 30, 1937
Auditor's No.: 288266, Volume 171 of Deeds, at page 465
Affects: Exact location undisclosed

Exhibit "C"

Form 229
Share Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

©Copyright 2014
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 ("Seller")
Seller

concerning 35254 Phipps Drive 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.

Authentication: *Susan S Kennedy* 09/05/2017
 Date: 09/05/2017 11:35:24 PM PDT

William L Russell 9/7/17
Seller Date

Authenticator: *Eric C Hall* 09/06/2017
 Date: 09/06/2017 11:50:55 AM PDT

Seller _____ Date _____