

UNRECORDED DOCUMENT



201710310147

When recorded return to:

Mr. and Mrs. Robert P Franklin
20105 24th Ave NW
Shoreline, WA 98177

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175138
OCT 31 2017

Skagit County Auditor
10/31/2017 Page

1 of

\$78.00
5 1:54PM

Filed for Record at Request of
Curtis And Casteel Law Group, PLLC
Escrow Number: C1700777JB

Amount Paid \$5434.⁰⁸
Skagit Co. Treasurer
By *[Signature]* Deputy

CHICAGO TITLE
020032598

Statutory Warranty Deed

THE GRANTORS Ronald J. Macquarrie and Marjory A. Macquarrie, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to

Robert P. Franklin and Lizanne Franklin, husband and wife

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

Abbreviated Legal:

Lot(s): 7 Block: 3 LAKE CAVANAUGH SUBDIV. DIV NO. 1 TGW SHORELANDS
Tax Parcel Number(s): P66404/3937-003-007-0009

Lot 7, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, according to the plat thereof, recorded in Volume 5 of Plats, Pages 37 through 43, inclusive, recorded under Auditor's File No. 393244, records of Skagit County, Washington.
TOGETHER WITH Shorelands of the Second Class, as conveyed by the State of Washington, situate in front of, adjacent to or abutting upon above said Lot 7.

Situate in Skagit County, Washington

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

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

Dated ~~October 17, 2017~~ *October 23, 2017*

[Signature]
Ronald J. Macquarrie

[Signature]
Marjory A. Macquarrie

State of Nevada }
County of Douglas } SS:

I certify that I know or have satisfactory evidence that **Ronald J. Macquarrie and Marjory A. Macquarrie** the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 23, 2017

Linda Capalbo

Notary Public in and for the State of Nevada
Residing at: 1545 Hwy 395 Minden NV 89423
My appointment expires: October 23, 2018

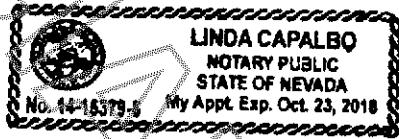


EXHIBIT "A"

Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1937
Auditor's No(s): 285266, records of Skagit County, Washington
In favor of: State Division of Forestry
For: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable

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: Construct and maintain a road for forest protection purposes
Affects: Location undeterminable

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. 1:**

Recording No: 393244

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.

Right of way easement as disclosed by deed recorded October 3, 1945 under Auditor's File No. 383721, records of Skagit County, Washington.

Right given by the State of Washington to overflow the shores of Lake Cavanaugh under order dated May 27, 1913 under Application 8924;

Recording Date: February 10, 1969
Recorded In.: 723049

Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 723049
Affects: Shorelands

The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

City, county or local improvement district assessments, if any.

Exhibit "B"

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 15, 2017

between Lizanne Franklin Robert Franklin ("Buyer")
Buyer Buyer

and Ronald J Macquarrie Marjory A Macquarrie ("Seller")
Seller Seller

concerning 34654 North Shore 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.

Authenticated 09/15/2017
Robert Franklin
Buyer 4:21:15 PM PDT Date

Authenticated 09/15/2017
Lizanne Franklin
Buyer 4:22:30 PM PDT Date

Authenticated 09/15/2017
Ronald J Macquarrie
Seller 5:44:33 PM PDT Date

Authenticated 09/15/2017
Marjory A Macquarrie
Seller 10:04:30 AM PDT Date