

When recorded return to:
Kai V. Nielsen and Christine S. Nielsen
34794 North Shore Drive
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 114907

201711020065
Skagit County Auditor
11/2/2017 Page 1 of 2 \$75.00
3:33PM

Statutory Warranty Deed

114907
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Luther Jack Cross, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Kai V. Nielsen and Christine S. Nielsen, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 20, Block 3, Lake Cavanaugh Sub. Div. No. 1

Tax Parcel Number(s): P66416, 3937-003-020-0002

Lot 20, Block 3, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1", according to the plat thereof recorded in Volume 5 of Plats, Pages 37 to 43, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 11-1-17

Luther Jack Cross

Luther Jack Cross

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175193
NOV 02 2017

Amount Paid \$ 1121.06
Skagit Co. Treasurer
By nm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Luther Jack Cross, the persons 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

Date: 11-1-17

Cheryl A. Froehlich
Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at WA
My appointment expires: 7/07/2019 3/7/20

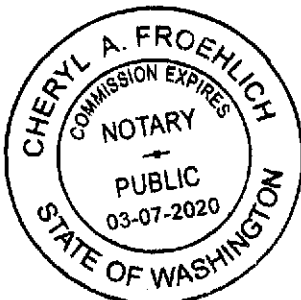


Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Lake Cavanaugh Subdivision No. 1
Recorded: June 24, 1946
Auditor's File No.: 393244, (Volume 5 of Plats, page 37)

B. 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.

C. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

D. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Executed By: Luther Cross and Arlene Cross
Recorded: June 18, 2001
Auditor's No.: 200106180013

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

E. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: Luther Cross and Arlene Cross
Recorded: June 18, 2001
Auditor's No.: 200106180014
Regarding: Waiver and Covenant Not to Sue Skagit County and Adjacent to Natural Resource Land Property Owners

F. TERMS AND CONDITIONS OF PROTECTED CRITICAL AREA SITE PLAN:

Dated: June 26, 2001
Recorded: June 28, 2001
Auditor's No.: 200106280092