

When recorded return to:
Joe Rzechula
Leading Edge Construction, LLC
P.O. Box 513
Burlington, WA 98233



201803010073
Skagit County Auditor \$76.00
3/1/2018 Page 1 of 3 3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033481

CHICAGO TITLE
020033481

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lake Cavanaugh Residence, LLC, a Washington Limited Liability Company
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Leading Edge Construction, LLC, a Wyoming limited liability
company

the following described real estate, situated in the County of Skagit, State of Washington:
Lot 58, Block 1, LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1, according to the plat
thereof, recorded in Volume 5 of Plats, pages 37 through 43, records of Skagit County,
Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P66334/ 3937-001-058-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018815
MAR 01 2018

Amount Paid \$ 9795.00
By Skagit Co. Treasurer
HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 26, 2018

Lake Cavanaugh Residence, LLC

BY: [Signature]

Bradley W Watson
Member

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Bradley W. Watson

is are the person(s) who appeared before me, and said person acknowledged that (he) (he/she/they) signed this instrument, on oath stated that (he) (he/she/they) was authorized to execute the instrument and acknowledged it as the Member of Lake Cavanaugh Residence, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/27/18

[Signature]
Name: Kellia Mayo
Notary Public in and for the State of WA
Residing at: Spokane Valley
My appointment expires: 6/19/21



EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: March 30, 1937
Auditor's No(s): 288266, 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
2. 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
3. Easement, including the terms and conditions thereof, granted by instrument(s);
Recorded: August 1, 1996
Auditor's No(s): 9608010107, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As constructed or to be constructed on said premises
4. 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
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.
6. Terms, conditions, and restrictions of that instrument entitled Protected Critical Area Site Plan;
Recorded: February 1, 1999
Auditor's No(s): 9902010014, records of Skagit County, Washington
7. City, county or local improvement district assessments, if any.