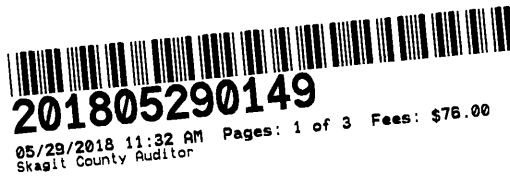


AFTER RECORDING MAIL TO:

Mr. and Mrs. Sean Hedeem
2024 E Veiwmont
Mount Vernon, WA 98273



Filed for Record at Request of:
Land Title & Escrow Island County
Escrow No.: 05-166851-FE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR CAVANAUGH VISTAS LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SEAN HEDEEN and CHRISTINA HEDEEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 3, "PLAT OF CAVANAWOOD SUBDIVISION NO. 1," as per plat recorded in Volume 6 of Plats, page 33, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P126556 3875-000-001-0800

Dated May 23, 2018

Cavanaugh Vista LLC

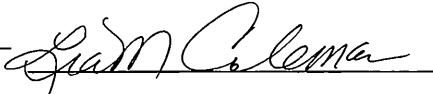
By: Jeffrey J. Miller, member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018-2217
MAY 29 2018
Amount Paid \$1,429.00
By ME Skagit Co. Treasurer Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jeffrey J. Miller is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Member of Cavanaugh Vista LLC to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5-23-2018



Notary Public in and for the State of Washington

Residing MOUNT VERNON

My appointment expires: 8-25-2019

Notary Public
State of Washington
LIA M COLEMAN
Appointment Expires Aug. 25, 2019

Escrow No.: 05-166851-FE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Lot 3, Skagit County Short Plat No. PL-06-0514, approved August 14, 2007 and recorded on August 15, 2007 under Auditor's File No. 200708150159, records of Skagit County, Washington, being a portion of Lots "A" and "B", "PLAT OF CAVANAWOOD SUBDIVISION NO. 1," as per plat recorded in Volume 6 of Plats, page 33, records of Skagit County, Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities across those portions of Lots 2, 3 and 4 of said Skagit County Short Plat PL 06-0514 identified as "30' INGRESS, EGRESS & UTILITY EASEMENT TO LOTS 3 AND 4", and as described in instrument recorded August 15, 2007 under Auditor's File No. 200708150161.

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over, across and under Patriot Lane – Private Road, as delineated on the face of said Short Plat PL 06-0514.

Situate in the County of Skagit, State of Washington.