

When recorded return to:

Robert C Nielsen
Richmond JPJ Enterprises, Inc
33242 South Shore Drive
Mount Vernon, WA 98273



201806260013

06/26/2018 11:25 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035077

CHICAGO TITLE
620035077

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leo Magnett and Frances Magnett, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Richmond JPJ Enterprises, Inc, a Washington corporation

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

Lot 2, Block 2, LAKE CAVANAUGH SUBDIVISION 3, according to the plat thereof, recorded in
Volume 6 of Plats, pages 25 through 31, records of Skagit County, Washington.

Situated in Skagit County, Washington

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

Tax Parcel Number(s): P66954 / 3939-002-002-0012,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182769
JUN 26 2018

Amount Paid \$2026.19
Skagit Co. Treasurer
By *ma* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 22, 2018

Leo Magnett
Leo Magnett

Frances Magnett
Frances Magnett

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Leo Magnett and Frances Magnett are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 25, 2018

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: snohomish co.
My appointment expires: 9-01-2018

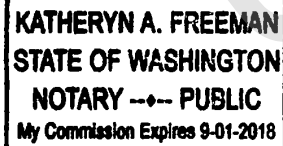


EXHIBIT "A"

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: Road for forest protection purposes

Note: Exact location and extent of easement is undisclosed of record.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: State Division of Forestry
Purpose: Construct and maintain a road for forest protection purposes
Recording Date: October 17, 1938
Recording No.: 306699
Affects: Location undeterminable
3. 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. 3:

Recording No: 420716
4. Agreement, including the terms and conditions thereof; entered into;
By: Bald Mountain Mill
Recorded: June 1, 1945
Auditor's No.: 380724, records of Skagit County, Washington
Providing: Logging practices
5. City, county or local improvement district assessments, if any.
6. Assessments, if any, levied by City of Mount Vernon.