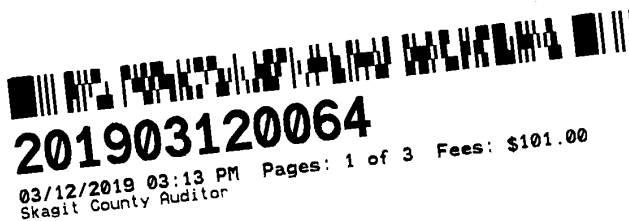


AFTER RECORDING MAIL TO:

James J. and Constance A. Bernard  
5011 38th Avenue NE  
Seattle, WA 98105



Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-170079-OE ✓

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR WAYNE KRUSE, an unmarried person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES J. BERNARD and CONSTANCE A. BERNARD, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 54, Blk. 1 & Lot 31, Blk. 2, Lake Cavanaugh Div #1.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-170079-OE.

Tax Parcel Number(s): 3937-001-054-0005, P66330, 3937-002-031-0001, P66372

Dated March 6, 2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2019887  
MAR 12 2019

Amount Paid \$15,455.<sup>40</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

Wayne Kruse  
Wayne Kruse

STATE OF Washington }  
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Wayne Kruse is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

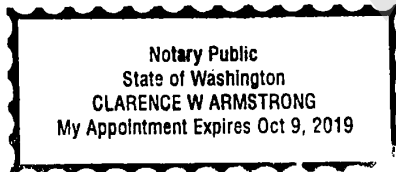
Dated: March 6, 2019

Clarence W. Armstrong

Notary Public in and for the State of Washington

Residing at Snohomish County

My appointment expires: 10/09/2019



**EXHIBIT A**

PARCEL A:

Lot 54, Block 1, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL B:

Lot 31, Block 2, "LAKE CAVANAUGH SUBDIVISION, DIVISION NO. 1," as per plat recorded in Volume 5 of Plats, pages 37 through 43, inclusive, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.