When recorded return to: Carolyn Lemelson 25954 Lake Cavanaugh Road Mount Vernon, WA 98274 201903290124
03/29/2019 03:20 PM Pages: 1 of 7 Fees: \$105.00

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St Mount Vernon, WA 98273

Escrow No.: 620037101

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sheri Lynn Bovee, who acquired title as Sheri Lynn Easley, a married person as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Carolyn Lemelson, a single woman

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

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

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

Lot(s): 5 Survey 8903270065 being a ptn. of G.L. 5, 17-33-5E, W.M.

Tax Parcel Number(s): P101336 / 330517-2-001-0800, P18103 / 330517-2-001-0101

Subject to:

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

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20191146 MAR 29 2019

Amount Paid \$13, 889.

Skagit Co. Treasurer

By Mcm Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: March 22, 2019

Sheri Lynn Easley (

Daniel L. Bovee

State of Washington County of Skagit

I certify that I know or have satisfactory evidence that Sheri Lynn Easley and Daniel L. Bovee are the person(s) who appeared before me, and said person(s) acknowledged that they signed this of instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

03.22.2019

ALYSIA HUDSON
STATE OF WASHINGTON
NOTARY ---- PUBLIC
My Commission Expires 03-01-2020

Name: AUSIA TVASUN
Notary Public in and for the State of WASIA TO TO THE Residing at: WINDTON
My appointment expires: U3.01. 2000

Page 2

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P101336 / 330517-2-001-0800 and P18103 / 330517-2-001-0101

The Northeast Quarter of the Southeast Quarter lying Westerly of Lake Cavanaugh Road, all in Section 17, Township 33 North, Range 5 East of the Willamette Meridian;

Also known as Lot 5 of that survey recorded March 27, 1989 in Volume 8 of Surveys, page 154, under Auditor's File No. 8903270065, records of Skagit County, Washington;

EXCEPT that portion conveyed to Skagit County for Lake Cavanaugh Road by deed recorded April 24, 1991, under Auditor's File No. 9104240061, records of Skagit County, Washington.

Situated in Skagit County, Washington.



Exceptions

Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: January 25, 1962

Auditor's No(s).:617235, records of Skagit County, Washington

In favor of: H. Chapin Dykers and Anne Dykers, husband and wife and Obert Dykers, a single man, co-partners doing business as Dukers Brothers & Buse Timber and Sales, Inc., a

corporation

For: Roads and/or grades

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

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all
oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and
working mines, etc., provided that no rights shall be exercised until provision has been made
for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for

transporting and moving products from other lands, contained in Deed

From: The State of Washington Recorded: June 21, 1913

Auditor's No.: 97183, records of Skagit County, Washington
Executed By: Union Lumber Company, a New Jersey corporation

As Follows: Excepting and reserving from this conveyance all petroleum, gas, coal and

other valuable minerals with rights to entry to take and remove the same

EXHIBIT "B"

Exceptions (continued)

Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all
oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and
working mines, etc., provided that no rights shall be exercised until provision has been made
for full payment of all damages sustained by reason of such entry;

Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed

From: The State of Washington Recorded: December 8, 1986

Auditor's No.: 8612080087, records of Skagit County, Washington

Executed By: Pope & Talbot, Inc., a Delaware corporation

As Follows: Reserving to Seller, its successors and assigns, forever, the full complete and absolute rights to all oils, gases, coal, fossils, metals and minerals of every name and nature and other hydrocarbor substances, including all geothermal steam and heat in or upon said land or any part thereof, not otherwise previously reserved in instruments of record, with the right of entry upon said land to prospect and explore for and also take, mine and remove the same, provided said purchaser, its successors and assigns shall be reasonably compensated for all damage done to the surface of said land and the improvements thereon in carrying on any of such operations.

AMENDED by instrument(s): Recorded: May 5, 1986

Auditor's No(s).:8605050002, records of Skagit County, Washington

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 23, 1991

Auditor's No(s).:9104230086, records of Skagit County, Washington

In favor of: Puget Sound Power & Light Company

For: Electric transmission and/or distribution line, together with necessary appurtenances

5. Covenants, conditions, and restrictions contained in declaration(s) of restriction, but omitting any covenant or restrictions, if any, 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 law;

Recorded: February 18, 1992

Auditor's No(s).:9202180112, records of Skagit County, Washington

Executed By: Jerry E. Findley and Terry L. Findley

As Follows: Well protection zone

 Terms, conditions, and restrictions of that instrument entitled Drinking Water System Status Report:

Recorded: October 27, 1993

Auditor's No(s).:9310270102, records of Skagit County, Washington

EXHIBIT "B"

Exceptions (continued)

- 7. Terms, conditions, and restrictions of that instrument entitled Skagit County Hearing Examiner Special Use Permit No. SPU-94-025; Recorded: December 19, 1994
 Auditor's No(s).:9412190115, records of Skagit County, Washington
- 8. 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.
- 9. City, county or local improvement district assessments, if any.
- 10. The Land has been classified as Timberland and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: September 30, 2010 Recording No.: 201009300068

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

Form 22P Skagit Right-to-Manage Disclosure Rev. 10/14

SKAGIT COUNTY RIGHT-TO-MANAGE NATURAL RESOURCE LANDS DISCLOSUR

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NATURAL RESOURCE LANDS DISCLOSURE					
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· · · · ·	<u></u>	Date	Seller		Date
	wing is particular and in the case cluding each of the case cluding eac	wing is part of the Purch Authonition Caracter Leading Profession 4:33:08 PM PST Sheryi L Easley Sollor 25954 Lake Cavana Address aware that the Prope Lands Disclosure, Skag this disclosure applies to and or designated or with ong-term commercial signommercial activities occurred activities of on-resource uses and n nay arise from the use extraction with associate olse, and odor. Skagit C s a priority use on desi repared to accept such ecessary Natural Resou lanagement Practices an a the case of mineral including extraction, wash interals. If you are a adulrements from design d Buyer authorize and office in conjunction with	wing is part of the Purchase and Sale And Authonitiser Carolina Jacoban 127/2019 4:33:08 PM PST Sheryt L. Easley Seller 128/2019 4:33:08 PM PST Sheryt L. Easley Seller 129 25954 Lake Cavanaugh Rd Address aware that the Property may be steened by the Lands Disclosure, Skagit County Cod this disclosure applies to parcels designed or designated or within 1/4 mile of ong-term commercial significance in Si ong-term commercial activities, who lose, and odor. Skagit County has estate a priority use on designated Natural repared to accept such incompatibility ecessary Natural Resource Land oper languagement Practices and local, State, in the case of mineral lands, applicate cluding extraction, washing, crushing, inerals. If you are adjacent to designated NR Lands of Buyer authorize and direct the Closeffice in conjunction with the deed converged to the case of mineral lands applicated to designate the Closeffice in conjunction with the deed converged to the case of mineral lands. Purchase the confidence in conjunction with the deed converged to the case of mineral lands. Only 177/2019	wing is part of the Purchase and Sale Agreement dated Authonisian Backery Lessley Sollor Sollor Sollor Sollor Sollor Address Sollor Address Address Sollor Address Sollor Address Sollor Address Sollor Mount Vernon City City Address Address Address Address Address Address Address City County Code section 14.38, which is disclosure applies to parcels designated or within 1 m individual or designated or within 1/4 mile of rural resource, force or may occur in the area that on-resource uses and may be inconvenient or cause disconversed in the use of chemicals; or from spraying, patraction with associated activities, which occasionally gross, and odor, Skagit County has established natural resource, and odor, Skagit County has established natural resource accept such incompatibilities, inconveniences are priority use on designated Natural Resource Lands, a repared to accept such incompatibilities, inconveniences accessary Natural Resource Land operations when perfor lanagement Practices and local, Stale, and Federal law. In the case of mineral lands, application might be made cluding extraction, washing, crushing, stockpiling, blasting interals. If you are adjacent to designated NR Lands and Confice in conjunction with the deed conveying the Property. Office in conjunction with the deed conveying the Property. Confice in conjunction with the deed conveying the Property.	wing is part of the Purchase and Sale Agreement dated Authenisers Landan Landan 127/2019 4:33:00 PM PST Sheryî I. Easley Soller 129 25954 Lake Cavanaugh Rd Mount Vernon MA 98274 City Soller Shery in Lends Disclosure, Skagit County Code section 14.38, which states: this disclosure applies to parcels designated or within 1 mile of designated and or designated or within 1/4 mile of rural resource, forest or mineral resongerem commercial significance in Skagit County, A variety of Natural Recommercial activities occur or may occur in the area that may not be connected uses and may be inconvenient or cause discomfort to area re any arise from the use of chemicals; or from spraying, pruning, harvestin stration with associated activities, which occasionally generates traffic, olse, and odor, Skagit County has established natural resource managemes a priority use on designated Natural Resource Lands, and area resider repared to accept such incompatibilities, inconveniences or discomfort eccessary Natural Resource Land operations when performed in compilar lanagement Practices and local, State, and Federal law. In the case of mineral lands, application might be made for mining-relacibility of the state of the case of mineral lands, application might be made for mining-relacibility of the case of mineral lands, application might be made for mining-relacibility of the case of mineral lands of the case of mineral lands. If you are adjacent to designated NR Lands, you will have a confice in conjunction with the deed conveying the Property. Manufacture of the conjunction with the deed conveying the Property. Seller Date Seller