

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
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620037101

CHICAGO TITLE
020037101

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

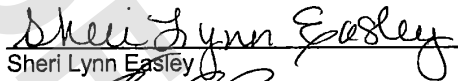

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191146
MAR 29 2019

Amount Paid \$13,889.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 22, 2019


Sheri Lynn Easley
Daniel L. BoveeState 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

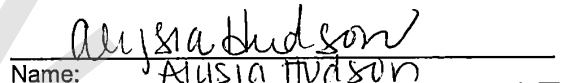

Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03.01.2020

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.

EXHIBIT "B"

Exceptions

1. 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.

2. 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)**

3. 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
6. 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
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated 01/27/2019
 between Carolyn Leachman ("Buyer")
 and Sheryl L. Easley ("Seller")
 concerning 25954 Lake Cavanaugh Rd Mount Vernon WA 98274 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Carolyn Leachman 01/27/2019
Buyer Date

Sheryl Easley 1-7-19
Seller Date

 Buyer Date

 Seller Date